

**THE CITY OF KEY WEST
PLANNING BOARD
Staff Report**



To: Chairman and Planning Board Members

From: Nicole Malo, Planner II

Through: Donald Leland Craig, AICP, Planning Director

Meeting Date: May 31, 2012 – Special Meeting
May 17, 2012 – No quorum
April 19, 2012 – Postponed by Board
March 15, 2012 – Postponed by applicant

Agenda Item: **Major Development Plan - 201 William Street (RE# 00072082-004200)**
A Major Development Plan for the addition of outdoor commercial activity for a new restaurant in the HRCC-2 zoning district per Section 108-91A(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Request: To redevelop a portion of the City owned Key West Bight District property known as the Waterfront Market warehouse building and associated loading docks, parking and landscaping, to be used as a restaurant with a brewery, events space and retail area, which are allowed uses in the HRCC-2 zoning district. Warehousing and distribution is an existing use on the site, previously associated with the market that may be continued as accessory to the principal use.

Applicant: Owen Trepanier and Associates, Inc on behalf of Waterfront Brewery, LLC

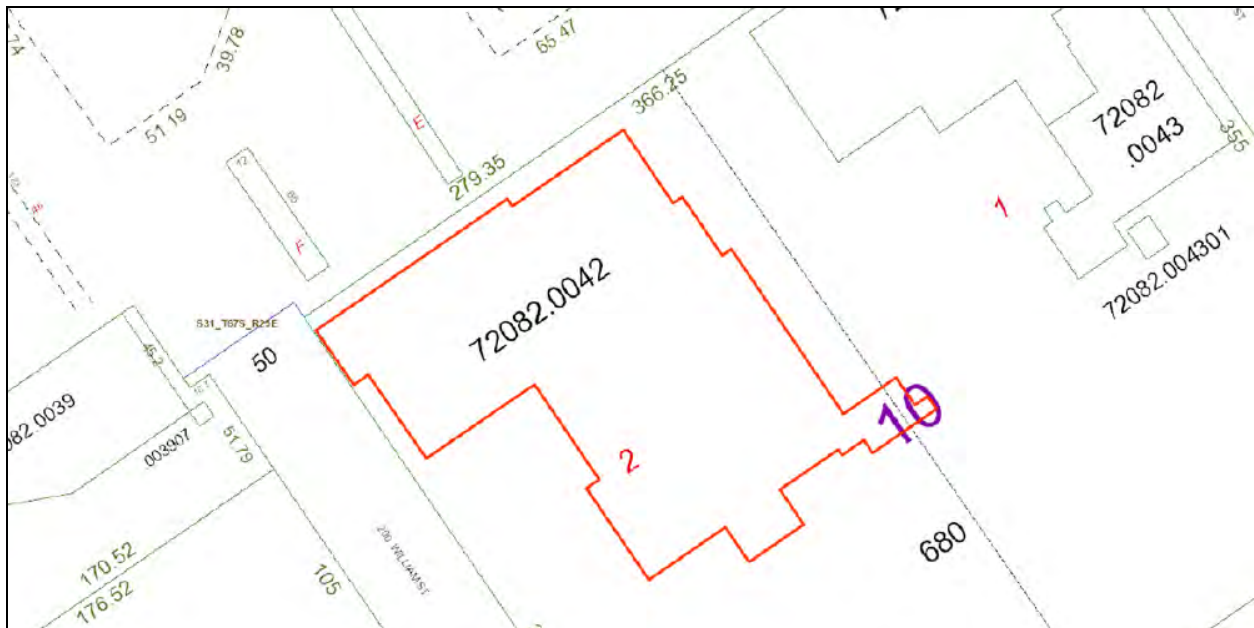
Property Owner: City of Key West

Location: 201 William Street
Leasehold Area - RE# 00072082-004200

Zoning: Historic Residential Commercial Core – Key West Bight District (HRCC-2)



Map 1 - Parcel of Record - RE#0000680-000000
142,000 square feet



Map 2 - Leasehold Area - RE# 00072082-004200
25,140 square feet

Project Information Update:

At the April 19, 2012 Planning Board hearing the Board instructed the applicants to once again meet with the neighbors to agree upon the final issue of how a condition related to noise concerns was going to be written. The applicants were instructed to coordinate and submit proposed noise conditions to Planning Staff and the City's legal department to confirm the City's ability to support and enforce the proposed restrictions and in a timely manner to provide review time.

On May 3, 2012 the department received a proposed condition by the applicant that staff determined to be insupportable by the Code. Subsequently the neighbor also replied that the condition was inadequate because it did not address their primary concern that the proposed restaurant may turn into a bar or lounge due to the perception that the proposed hours of operation (open until 12am) were more conducive to bar activities. In response, the applicant and the neighbor have agreed to limit hours of operation to 10 p.m for the outdoor rooftop cafe; although, in order to fully support the project the elimination of the outdoor televisions were also requested by the neighbor, and the applicant did not agree to this condition.

In response staff has come up with the following revised conditions that are enforceable using the existing Code requirements and amenable to the applicant. New information is underlined below. Condition number one reflects the agreed upon hours of operation; condition number eight includes language that limits the television amplification capability; and condition number ten provides a mechanism for measuring that the facility continues to operate as a restaurant and not a bar. Further, these conditions are subject to the annual Conditional Approval Permit Review (Ordinance 10-22). However, staff is aware that the neighbor of the proposed hotel is not in support of the project even with the conditions in place. Proposed conditions are as follows:

General Conditions:

1. Hours of operation (excluding City approved special events) for the rooftop Waterfront Brewery Café are limited to 8 a.m. to 10 p.m. and any outdoor performance or entertainment activity whether amplified or otherwise shall end by 10 p.m.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 and subject to an associated annual inspection:

9. Any outdoor televisions will not be wired through the distributive sound system or any surround sound system.
10. The restaurant use is consistent with the October 21, 2008 Administrative Interpretation defining Bar/Lounge and Restaurant Uses attached herein.

Please see the end of the report for all recommended conditions.

April 19, 2012 Update:

This development plan application was originally scheduled to be heard on March 15, 2012 by the Planning Board; however the applicant requested postponement in order to work with the neighbors. The department is aware that the neighbors are concerned about the potential noise that may generate from amplified music on the second-storey outdoor rooftop consumption area. The evening of April 12, 2012 the applicant held a community meeting in order to demonstrate

the impacts of the potential noise generation from the second storey rooftop area on the neighboring properties. The test was run between 5:30-7:30 p.m at a time when there were numerous other sources of background noise; however, the music was played at levels higher than City Ordinance 26-191 allows for demonstration purposes, and there was common agreement that the noise was minimally audible from the ground around the sides and back of the building. Staff is aware that the nearest second storey residential neighbor, the proposed hotel immediately to the west of the project site, may be more adversely affected by amplified music at the same elevation and staff has coordinated with the owner of the property and the applicant in order to craft the proposed conditions of approval. Based on the verbal agreement by the applicant and the proposed hotel property owner, the department is recommending that outdoor performance and/or entertainment activity, whether amplified or otherwise, shall end by 10 p.m as a condition of approval. Please note that at the time this report was published, the neighboring (proposed) hotel property owner and the applicant were engaged in ongoing negotiations for agreeable noise controls for ambient music allowance after 10 p.m. Further, the applicant has relocated the proposed performance area in response to the neighbors' request (see Site Plan, A-4) and has agreed to point the speakers away from adjacent transient and residential properties as a condition of approval. Based on a land use analysis inclusive of the neighborhood concerns regarding amplified music, the existing restrictions of Code Section 26-191 for Unreasonable Noise (see Attached Code Excerpts) and comparing the existing hours of operation for the surrounding businesses, the department finds that the proposed conditions are reasonable and is recommending hours of operation that limit the outdoor business from 8 a.m to 10 p.m. It is the departments understanding that with these conditions in place issues related to the closest residential neighbor are mostly resolved.

Attached to this report please find the Code excerpts from Chapter 26 related to disturbing and unreasonable noise and enforcement. At this time staff is unaware of any additional concerns regarding the proposed project.

Background Information:

The area proposed for redevelopment is part of the larger City owned Key West Bight district property and is also located within the boundaries of the Caroline Street Corridor Community Redevelopment Area. The leasehold area shown in Map 2 above is part of the larger parcel of record shown on Map 1 above. The area shown in Map 2 is known as the Waterfront Market building, located at the north end of William Street. The building is split into approximately eight units that are currently leased out separately for retail, office and restaurant uses. The proposed use will occupy a large portion of the building and the existing ongoing leaseholds will remain. The building was constructed around 1970 and was originally used as a shrimp processing facility; although, since the City acquired the property in 1993 it has been used primarily for restaurant, retail, wholesale food market, manufacturing (sailing equipment), distribution, and office space in accordance with the 1994 Bight Master Plan (see attached Bight Master Plan).

Most recently the building was a retail market, deli, and bakery with warehousing and distribution uses allowed for the packaging and delivery of produce to restaurants and markets throughout Key West. Warehousing and distribution are indentified as Light Industrial uses in the Land Development Regulations (LDR's) and allowed conditionally within the HRCC-2

zoning district; although, no conditional use approval from the city has been identified. These uses are also identified in the most recent 2007 Waterfront Market lease agreement (see attached). These uses are not considered abandoned pursuant to the definition of “Abandoned” pursuant to Code Section 86-9, and are therefore retains the status of existing non-conforming uses.

The uses identified in the Bight Master Plan (BMP) are examples of the limited Water-related uses intended to be allowed from 30’ to 100’ of the mean high water line within the HRCC-2 zoning district:

Water-related uses means activities which are not directly dependent upon access to a water body, but which provide goods and services that are directly associated with water-dependent or waterway uses and/or provide supportive services to persons using a duly permitted marina. (Section 86-9)

Although the historic and existing uses of the Waterfront Market building are compatible with the intent of the BMP and LDR’s, the HRCC-2 zoning district regulations further limit new development by requiring land uses within 30’ of the mean high water line be water-dependant:

Water-dependent uses means activities which can be carried out only on, in or immediately adjacent to water areas because the use requires access to the water body for: waterborne transportation, including ports or marinas; recreation; electrical generating facilities; or water supply. (Section 86-9)

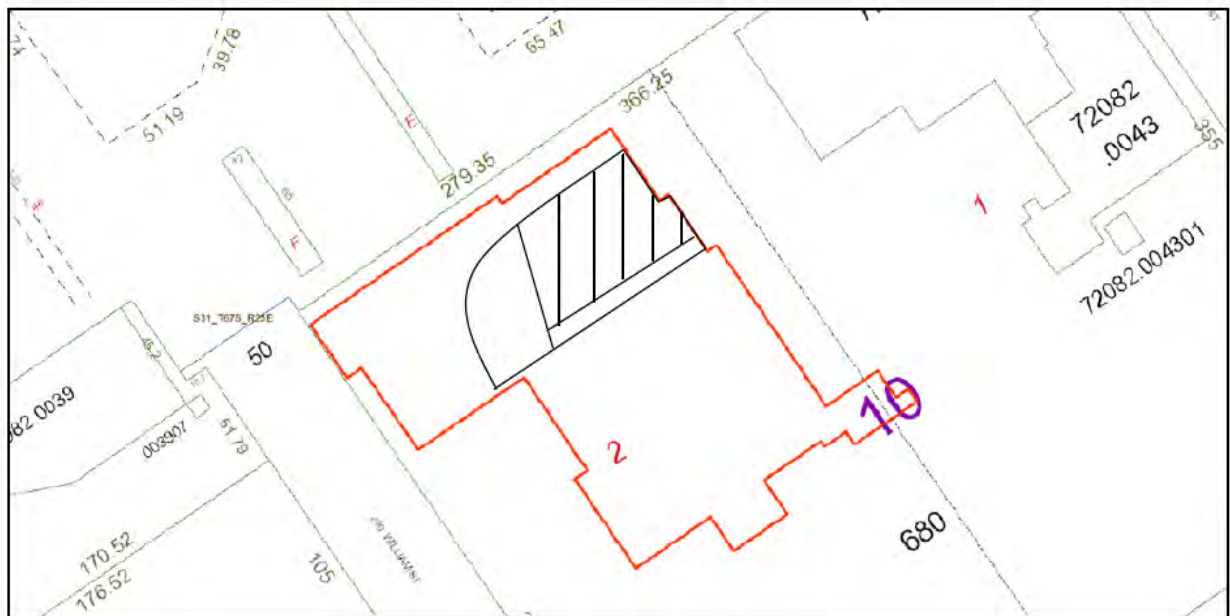
The Waterfront Market building is located approximately 15’ feet from the mean high water line therefore the structure and its associated uses are historically and legally non-conforming to the HRCC-2 setback regulation. The structure is also legally non-conforming to dimensional requirements for the coastal construction control line setback, building setbacks, and water dependent uses setbacks, none of which shall be resolved without demolishing and relocating the structure. The parcel is part of the larger Key West Bight property and stormwater management requirements, landscaping, impervious surface, open space, the waste handling area and parking requirements are provided throughout the greater Bight District. The proposed updates to the Bight Master Plan being considered by the City and it’s consultant at this time contemplate additional compliance with the LDR’s for the Bight District as a whole.

The portion of the Waterfront Market building proposed for redevelopment is typical of a warehouse with two storey ceiling throughout most of the space, and a total floor area of 18,692 square feet including three mezzanines most recently used for offices, storage, and consumption area for a juice bar and café. The portions of this building proposed for redevelopment is accessed from the harborwalk and from the parking lot that abuts Caroline Street in the front. There are multiple bays for loading and truck deliveries on each side of the building. Approximately fifteen conforming parking spaces were associated with the Waterfront Market and subsequent license holders; although, none of the parking spaces were officially dedicated to the building or its uses. Further, the Key West Bight Master Plan contemplated that the parking

lots located at the end of Margaret and Caroline Streets and the Park and Ride on Grinnell Street were to accommodate the Bight uses.

Request and Analysis of Proposed Use:

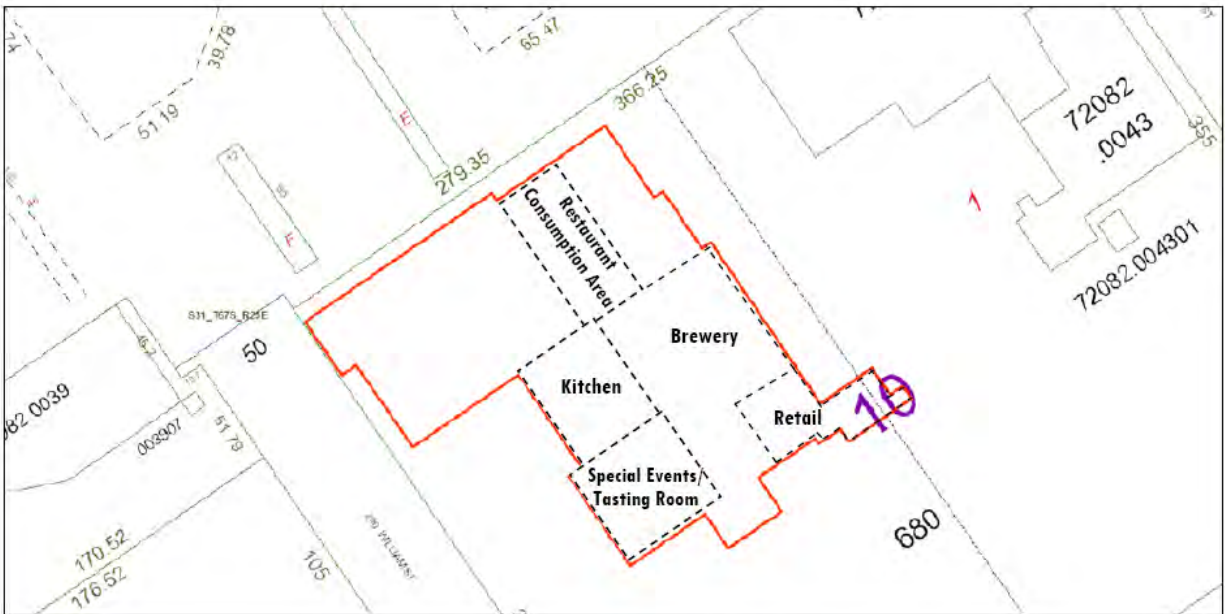
This Development Plan application is for the renovation of portions of the Waterfront Market building as a restaurant and micro-brewery with retail and special events areas of approximately 18,000 square feet of floor area. In addition, site improvements to the building façade, landscaping, parking and loading areas within the demised lease area are proposed. The uses proposed are permitted uses in the zoning district and the structure has a longstanding history of food and beverage sales for consumption on site and for distribution as described above. The development plan approval is triggered by the applicants request to add outdoor commercial activity consisting of 150 restaurant seats or 2,250 square feet of consumption area to the first floor roof top area overlooking the Bight. The proposed rooftop consumption area is shown in crosshatch in the plan below. 2,307 square feet of floor area associated with the new outdoor consumption area is proposed to be relocated from the removal of mezzanines existing within the building; therefore, no additional parking is required for the use located within the Historic Commercial Pedestrian Oriented Area pursuant to Section 108-573(c)1. However 18 parking spaces are proposed along with 40 bicycle/scooter spaces.



Proposed Roof Top Consumption Area

The interior uses located on the first floor of the building both accessible from the waterfront and from the front entrance include a second restaurant consumption area and the main kitchen that services both restaurant areas, ADA accessible bathrooms, the brewing area available for tours, a multi-use tasting and events area and a retail area (see Proposed First Floor Plan below). The proposed interior consumption area is approximately 3,500 square feet, but is limited to 150 seats. A stairway and ADA compliant lift access to the second storey from inside the main floor. To accommodate the proposed design the removal of three interior mezzanines (see Proposed Site Plan A-3 and A-4 for Building Data Table) is proposed. The second storey interior space will be limited to a storage area, a service kitchen and bathrooms. The outdoor area will consist

of consumption area limited to 150 seats and 2,250 square feet. Amenities include a turf play area, a rooftop garden and a small performance area designed to direct noise away from nearby transient residential uses. The area is also buffered by the north third storey wall of the warehouse portion of the building that should provide additional sound containment mitigation. The applicant has agreed to the installation of a distributive sound system, the redirection of speakers away from the proposed adjacent hotel, and limited hours of operation and entertainment to reduce potential noise impacts.



Proposed First Floor Plan

Overall improvements as part of this development plan include interior renovations, new entryway design, improved access, ADA accessibility, code compliant parking, increased landscaping, open space and a net reduction of impervious surface. The area proposed as part of this development plan is part of a larger parcel of record as described above; therefore, the site dimensions are related to the entire site of 142,000 s.f. No variances or waivers are required.

Approximately fifteen complaint parking spaces were associated with the Waterfront Market use and previous license holders; however, the spaces were not dedicated. The proposed plan maintains the fifteen parking spaces on the site and adds a new area to accommodate scooter and bicycle parking (40 spaces). The existing mural that covers the rear and side of the building will be maintained. Structural improvements to the façade of the building include a new concrete galvanized metal and glass entry feature that displays public art and surrounds the new stairway at the west side of the building. An exterior access door is also provided to the events room. An additional stairway is proposed on the east side of the structure as a secondary access for the outdoor restaurant. HARC granted a Certificate of Appropriateness for the proposed design and signage and a copy of the HARC staff report is attached to this package. Additional visual and repair improvements are proposed including the supportive uses relocations the air condenser units and machinery to the roof of the building.

The proposed development plan for existing and permitted land uses is compatible the BMP is that it anticipated an outdoor cafe “with views of the Harbor,” the CRA Plan that encourages improvements to blighted conditions, specifically the Waterfront Market building. No increase in net floor area is proposed and mitigative techniques are proposed to reduce noise impacts. Further, the applicant has provided a concurrency analysis that shows that the proposed mixed use facility will not intensify the use of the premises by increasing required parking facilities or vehicular traffic (see attached Concurrency Management Report), and will not negatively affect any other concurrency standard.

Surrounding Zoning and Uses:

North: C-OW: Key West Bight
South: HRCC-2: Restaurants, retail and parking lots
East: HRCC-2: Restaurants and parking lots
West: HRCC-1: Restaurants

Uses Permitted in the HRCC-2 Zoning District Per Section 122-717, Code of Ordinances:

In the HRCC-2 Key West Bight district, only water-dependent uses shall be located within the first 30 feet landward of the mean high water (MHW) or the bulkhead. Similarly, only water-related uses shall be located between the 30-foot setback and the 100-foot setback from the mean high water or the bulkhead. No permanent residential use shall be located within 100 feet of the mean high water, and no transient residential uses shall be allowed within any portion of the HRCC-2 district. Permitted uses include the following:

- (1) Single-family and two-family residential dwellings.
- (2) Multiple-family residential dwellings.
- (3) Group homes with less than or equal to six residents as provided in Section 122-1246
- (4) Places of worship.
- (5) Business and professional offices.
- (6) Commercial retail low and medium intensity less than or equal to 5,000 square feet as provided in division 11 of article V of this chapter.
- (7) Medical services.
- (8) Parking lots and facilities.
- (9) Restaurants, excluding drive-through.
- (10) Veterinary medical services without outside kennels.

Conditional Uses in the HRCC-2 Zoning District Per Section 122-718, Code of Ordinances:

- (1) Group homes with seven to 14 residents as provided in Section 122-1246
- (2) Community centers, clubs, and lodges.
- (3) Cultural and civic activities.
- (4) Educational institutions and day care.
- (5) Nursing homes, rest homes and convalescent homes.
- (6) Parks and recreation, active and passive.
- (7) Protective services.
- (8) Public and private utilities.
- (9) Bars and lounges.
- (10) Boat sales and service.

- (11) Commercial retail low and medium intensity greater than 5,000 square feet as provided in division 11 of article V of this chapter.
- (12) Commercial retail high intensity as provided in division 11 of article V of this chapter.
- (13) Funeral homes.
- (14) Light industrial.
- (15) Marinas.
- (16) Small recreational power-driven equipment rentals.

Process:

Development Review Committee Meeting:

December 16, 2011

HARC Meeting:

January 25, 2012

December 14, 2011

H12-01-49

H12-01-50

Tree Commission Meeting:

February 28, 2012

April 12, 2012

Planning Board Meeting:

May 31, 2012

May 17, 2012

April 19, 2012

March 15, 2012

City Commission Meeting:

To be determined

Evaluation for Compliance With The Land Development Regulations:

Section 108-91 A(2)c of the City of Key West Land Development Regulations requires that any proposed plan within the historic district including the addition of outdoor commercial activity consisting of restaurant seating equal to or greater than 2,500 square feet shall require a Major Development Plan. Section 108-196(a) of the Land Development Regulations states that “after reviewing a Major Development Plan for a property and staff recommendations, the Planning Board shall act by resolution to approve, approve with conditions, or disapprove it based on specific development review criteria contained in the Land Development Regulations and the intent of the Land Development Regulations and Comprehensive Plan.”

Planning staff, as required by Chapter 108 of the City Code of Ordinances, has reviewed the proposed plan for compliance with the following Land Development Regulations and Comprehensive Plan criteria:

Project Data				
	Required/ Allowed	Existing	Proposed	Variance Request
Zoning	HRCC-2			
Flood Zone	VE-10			
Size of Site	142,000 s.f			
Lease Area	25,140			
Enclosed Floor Area of Unit	N/A	18,692 s.f	16,385 s.f	N/A

Front Setback Caroline St	10'	Over 100' from Caroline Street property line	No Change, none required	
East Side Setbacks	7.5'	Over 100' from property line		
Street Side Setback	7.5'	0.0'		
Rear Setback	15'	15'		
CCCL Setback	30'	7'		
Height	35'	32'	34' (Bar canopy)	None required
F.A.R	1.0 (70,030 s.f)	0.34 (47,620 s.f)	.032 (45,938 s.f)	
Consumption Area	N/A	1,260 s.f 84 seats	limited to 300 seats or 5,781 s.f	
Building Coverage	50% (70,030 s.f)	30% (42,018 s.f)	30.5% (42,701 s.f)	
Impervious Surface	60% (84,035s.f)	94% (131,624s.f)	93% (130,300s.f)	Net reduction proposed, none required
Parking	Parking Waiver Zone. None required.	15 code compliant spaces	18 code compliant spaces	None required
Bicycle Parking		21	40	
Open Space	50% (70,030 s.f)	6% (8,435 s.f)	7% (9,758 s.f)	Net increase proposed, none required

Concurrency Facilities and Other Utilities or Services (Section 108-233)

The City's Comprehensive Plan Objective 9-1.5 directs the City to ensure that facilities and services needed to support development are available concurrent with the impacts of new development. The analysis considers potable water, sanitary sewer, solid waste, drainage, vehicle trip generation and recreation. Section 94-36 requires a concurrency determination to be made concerning proposed development. The applicant provided a concurrency analysis as part of this application. Staff has reviewed the provided concurrency analysis report and following criteria in Section 94-36 and determined that the proposed project meets the City's requirements for concurrency management. This portion of the report shall serve as the required written determination of compliance.

1. The anticipated public facility impacts of the proposed development:

The applicant has provided a Concurrency Management analysis. The proposed development is not anticipated to generate any public facility impacts.

2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

The Concurrency Management analysis concluded that the existing facilities are expected to accommodate the proposed redevelopment project at the adopted level of service standards.

3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

The Concurrency Management analysis found that there are no existing facility deficiencies which will need to be corrected prior to the completion of the proposed development.

4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions; and

There are no facility improvements or additions that are necessary to accommodate the impact of the proposed redevelopment other than stormwater improvements contained in the site plan package.

5. The date such facility improvements or additions will need to be completed to be concurrent with the impacts on such facilities created by the proposed development:

This criterion is not applicable, as there are no known facility improvements or additions that will need to be completed for the redevelopment project other than stormwater improvements that have been incorporated into the plans.

Fire Protection (Section 108-233 (8))

The Fire Marshall determined at the DRC meeting that that the proposed sprinkler system is adequate and meets fire protection requirements.

Other Public Facilities (Section 108-233 (10)):

Based on comments received at the DRC meeting, and based on the information in the concurrency analysis, the proposed Major Development Plan is not anticipated to increase adverse effects upon public facilities.

Appearance, Design and Compatibility (Section 108-234):

1. Compliance with Chapter 102; Articles 111, IV and V:

The Waterfront Market building was built in 1970 and is not listed as contributing on the City's Historic Structures Survey; although, it is located within the historic district and changes to the exterior of the building are subject to HARC review. The City's Historic Architectural Review commission issued a Certificate of Appropriateness on January 26, 2012 for the proposed design and signage, and determined that the project is in compliance with Articles III, IV, and V of Chapter 102 of the City Code. Please see the attached HARC staff reports for additional details and information related to the proposed design features.

2. Compliance with Section 108-956:

The applicant has demonstrated that there is access to potable water and to wastewater disposal systems in the concurrency management report.

3. Compliance with Chapter 110; Article II:

If any archeologically significant resources are discovered during the development of the site, the applicant will be required to comply with this article of the Land Development Regulations.

Site Location and Character of Use (Section 108-235):

The project site is located in the HRCC-2 zoning district that is characterized by water-dependant and water related uses: marinas, ferry terminal, restaurants, commercial retail, manufacturing, office, light industrial and transient and permanent residential uses. The adjacent land uses along the Bight consist primarily of open-air restaurants to the east and west that play amplified live music and typically close before midnight. Immediately adjacent is a vacant lot that is proposed for redevelopment as a hotel. Restaurants are a permitted use in this zoning district.

The project is designed to allow compatible operation of the property with the existing land use activities in the immediate vicinity with the proposed conditions related to music attenuation and limited hours of outdoor music and entertainment and including the installation of a distributive sound system. The outdoor area faces the waterfront with the north wall of the second storey warehouse that extends 11 vertical feet behind it that serves to redirect noise away from the residential neighborhood behind the building, across Caroline Street. Please see the New Project Information analysis above for additional information regarding sound attenuation concerns and accommodations.

Based on the design elements and operational plans proposed the Major Development Plan appears compatible with the intent and criteria of the Key West Bight zoning district.

1. Appearance of site and structures (Section 108-236):

The development plan exhibits harmonious overall design characteristics, and is in compliance with the performance standards stipulated in Sections 108-278 of the City Code. The site is legally non-conforming to several of the Code requirements as discussed. The proposed new entry features appear to have harmonious massing and scale as has been determined by H.A.R.C.

2. Appearance of site and structures (Section 108-278):

The site appears to be in overall compliance with Chapter 108-278 of the City Code. The site improvements have been approved by H.A.R.C. New façade features include two new entry ways, improvements to loading docks and stairs and various structural improvements.

3. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

The development and uses on site will utilize the existing waste and recycling handling center for the Bight, located to the east of the structure. It is enclosed from view by an existing wood frame structure and meets the requirements as set forth in the above Section. Temporary storage of solid waste will be kept in designated areas on the interior of the restaurant.

All mechanical equipment, condenser units and utility hardware areas are proposed to be located on the rooftop and will be in compliance with Section 108-279 of the Code.

4. Utility lines (Section 108-282):

No new construction is proposed that requires the placement of underground utility lines and existing electric lines will be used. Keys Energy has been notified and has not provided an objection for this property.

5. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

All commercial activities will take place within the enclosed building with the exception of the rooftop restaurant seating area. No outdoor storage or display has been applied for or approved.

6. Exterior Lighting (Section 108-284):

Per Section 108-284, all proposed lighting shall be shielded designed to meet “Dark Sky” standards to eliminate glare from roadways and streets and shall direct light away from other properties. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades.

7. Signs (Section 108-285):

Proposed signage is harmonious with the urban design theme of the project, it is aesthetically pleasing and reinforces good principles and practices of streetscape design and has been approved by HARC as part of the Certificate of Appropriateness.

8. Pedestrian sidewalks (Section 108-286):

Improvements to existing pedestrian sidewalks are proposed to link the site to the City’s pedestrian circulation system.

9. Loading docks (Section 108-287):

Loading docks currently exist on the site east side of the building. The applicant is proposing to reconfigure the East loading area with three angled truck parking spaces to provide easier ingress and egress and to eliminate three bays to convert the area into a bicycle and scooter parking area (see proposed site plans).

10. Storage Areas (Section 108-288):

The waste and recycling service area is considered an exterior storage area. The development and other uses on site will utilize the existing waste and recycling handling center for the Bight, located to the east of the structure. It is enclosed from view by an existing wood frame structure and meets the requirements as set forth above.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

This building containing the proposed use is located within the historic commercial pedestrian oriented area. Although new outdoor consumption area is proposed, the applicant is reducing the

overall floor area from within the building by removing 2,307 square feet of mezzanines and relocating 2,250 square feet of floor area on to the roof top deck for consumption area. Therefore, no new floor area is proposed and no additional parking is required with this development proposal. Fifteen parking spaces proposed for the Waterfront Brewery, in front of the building to service the use as shown in the site plans. Eight to ten non-conforming parking spaces are currently located along the west side of the building will be removed in order to accommodate the roundabout proposed as part of the Bight Master Plan approved by the City Commission. The roundabout is not part of this proposed project. The applicant is proposing to provide a total of 40 bicycle parking spaces to be located at the front of the building and behind the loading dock area. Further, the property is part of the greater Key West Bight property and Master Plan and several adjacent parking lots associated with the Bight development and uses are utilized to meet the current parking demand. One ADA parking space is proposed closest to the ADA ramp in the front of the building.

The existing loading docks on the West side of the structure have been removed by the city and the non-compliant loading docks to the east of the building will be reduced to three and brought into compliance.

To further enhance the vehicular circulation and accessibility the city is proposing a roundabout at the West entrance that shall be wide enough to accommodate passenger pickup, truck loading for other Bight uses and a bus loading zone. Sidewalks and safe pedestrian circulation have been contemplated in the City's design.

Housing (Section 108-245):

No housing is proposed as part of the Major Development Plan.

Economic resources (Section 108-246):

This provision of the City Code is not applicable to the proposed Major Development Plan.

Special Conditions (Section 108-247):

The proposed development site is located within the greater City owned Bight District property, which is currently non-conforming to impervious surface, open space and landscaping. The proposed development is a permitted use and is proposed within a legally non-conforming structure. It is not in conflict with the intent of the HRCC-2 zoning district, and is not anticipated to negatively impact existing public facilities. No changes are proposed that affect public access to the waterfront along the Bight boardwalk. As a condition of approval, the applicant is required to recycle all applicable material and the restaurant is proposed to be designed with energy saving devices such as green roof technology, insulation standards, water saving devices, built-in recycling areas, and bike-scooter parking. The City's proposed traffic circle in front of this project area will be accommodated by the plan and will encourage and accommodate bus, taxi, trolley and shuttle bus ridership.

This property is located within the Caroline Street Corridor Community Redevelopment Area and deteriorating portions of the building are specifically documented in the City's 2009 Updated Finding of Necessity demonstrating blighted conditions. The improvements proposed to the structure are supported by the 2010 Community Redevelopment Plan to alleviate blight in the

district. Further, improvements to the structure that increase the property value will have a positive financial impact on the Tax Increment Finance Fund for the district.

Construction Management Plan and Inspection Schedule (Section 108-248):

The proposed development is not phased. The applicant will commence construction as soon as upon final approval and is anticipated to be in operation by the end of 2012.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

As part of the Major Development Plan application, the applicant has obtained Tree Commission approval for the Landscape plan and Tree Removals on February 28, 2012 and on April 12, 2012 (see DRC Member Comments and Minutes). Because this project is part of a larger overall site, the screening, buffer, and landscaping requirements are coordinated in relation to the entire Bight. The proposed plan increases landscaping to the maximum extent practicable. There is minimal open space available on the site and surrounding land to add landscaping. Because the majority of the property and adjacent areas are paved, the Urban Forestry Manager has requested that the applicant coordinate with the proposed Bight Master Plan currently being designed, see attached. The plans will reduce impervious surface on the site by 1,324 sq. ft. in addition to the creation of a 630 sq. ft. green roof.

According to the Landscape Architect the narrow area available creates pedestrian circulation and planting constraints. The landscape design is related to the curvilinear nature of the round-about and the curvilinear entrance facade on the building and an urban streetscape is the most appropriate design. Tree canopy to provide shade is proposed that will also provide immediate scale to the building and not interfere with pedestrian line of sight for Brewery signage. This use of large palms will also mirror the landscape to be provided at the hotel on the other side of the round about.

Off-street Parking and Loading (Article VII) of Chapter 108:

The proposed Major Development Plan is located within the City's Historic Commercial Pedestrian-Oriented Area, and because the applicant is not adding new floor area associated with the consumption area and no additional parking is required. However, the applicant is providing parking for 40 bicycles and providing 15 code compliant parking spaces. This portion of the project has been previously addressed in this report.

Stormwater and Surface Water Management (Article VIII):

Currently the site includes stormwater management that it is part of the overall stormwater management by the city. The site lies in the VE-10 flood zone and is susceptible to flooding. No changes to the existing stormwater and surface water management other than a modest reduction to impervious surface and the utilization of green-roof technology are proposed.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The proposed development is located in the VE-10 and the finished floor is 7.3 feet above sea level. FEMA regulations require that structures improving more than 50% of the appraised value of the property must meet flood prevention requirements. Please see the attached memo from the City's FEMA Coordinator and DRC Minutes.

The structure is located approximately 15 feet from the mean high water line and no change is proposed to the existing structure. Therefore, regulations for the Coastal Construction Control Line, and special height constraints for portions of the HRCC-2 zoning district within 100 feet of the mean high water line are not applicable.

Utilities (Article IX):

FKAA reviewed the plan and requested a set of plans for review to determine meter requirements although the existing 8” water main located on William Street will continue to service the facility. Keys Energy Services requested that the applicant submit project review form to verify existing electrical facilities (see DRC Member Comments and Minutes). The proposed development project will use existing utility mains for potable and sewer water as shown in the concurrency management report. Landscaping will consist of native species as shown on the proposed landscape plan.

RECOMMENDATION:

The Planning Department, based on the criteria established by the Comprehensive Plan and the Land Development Regulations, recommends the request for Major Development Plan be **approved** with the following conditions:

General Conditions:

1. Hours of operation (excluding City approved special events) for the rooftop Waterfront Brewery Café are limited to 8 a.m. to 10 p.m. and any outdoor performance or entertainment activity whether amplified or otherwise shall end by 10 p.m.
2. The applicant shall obtain a Conditional Approval Permit, pursuant to Section 18-610.
3. The applicant shall recycle materials accepted by the city’s waste handling contractor.
4. New lighting shall be designed to “Dark Sky” lighting standards.
5. The upstairs turf area shall not be used for table placement or be considered consumption area.
6. Prior to City Commission review of the project the applicant shall submit a site plan with location and direction of proposed speakers to the Planning Department for review and approval that will be attached to the Commission Review Package.

Conditions subject to a Conditional Approval Permit, per Ordinance 10-22 and subject to an associated annual inspection:

7. The applicant shall renew the Conditional Approval Permit issued by the City on an annual basis. The renewal is due on May 31st of every year.
8. The applicant will install and maintain a programmable distributive sound system to assure compliance with the “unreasonable noise” definition of Section 26-191 of the Code of Ordinances, and shall include a computerized sound monitoring system with real time monitoring access provided to the City.
9. Any outdoor televisions will not be wired through the distributive sound system or any surround sound system.

10. The applicant shall point any speakers or any sound amplification device on the rooftop Waterfront Brewery Café, away from neighboring and/or surrounding transient and residential properties.
11. The restaurant use is consistent with the October 21, 2008 Administrative Interpretation defining Bar/Lounge and Restaurant Uses attached herein.

**Administrative Determination: Bars/Lounges
and Restaurant Uses
October 21, 2008**

RECEIVED
CITY OF KEY WEST
2008 NOV 13 PM 4:43
CITY OF KEY WEST
KEY WEST, FLORIDA

**Administrative Interpretation
Bar/Lounge and Restaurant Uses**

October 21, 2008

Issue: How does the City distinguish between restaurant and lounge/bar uses and ensure that facilities licensed as either are operating consistently with the definitions in the Land Development Regulations?

Introduction: The City of Key West Land Development Regulations define bar and lounge uses separately from restaurant uses. Further, the Land Development Regulations distinguish between these uses within individual zoning districts. In general, restaurants have less impact than lounges and bars, and the City's code reflects this by allowing restaurants as permitted uses and bars and lounges as conditional uses in the City's more intense commercial districts. New uses in the City of Key West must conform to the zoning district regulations.

Definitions for these uses, per Section 86-9, Definition of terms, Land use classifications, (3) Commercial activities, is as follows:

b. *Bar* and *lounge* mean a commercial establishment selling and dispensing for the drinking on the premises of liquor, malt, wine or other alcoholic beverages. This shall not include the sale of alcoholic beverages accessory to and within a restaurant use.

l. *Restaurant*, excluding drive-through, means any establishment, which is not a drive-through service establishment, where the principal business is the sale of food, desserts and beverages to the customer in a ready-to-consume state. This includes service within the building as well as takeout or carryout service. For the purpose of this subpart B and impact fee assessments, a takeout or carryout restaurant shall be limited to no more than five chairs or bench seats without tables or counter tops.

The City of Key West Building Department issues separate licenses for restaurants and bars/lounges based on the requested use made by the applicant, so long as the use is allowed within the applicable zoning district (or through an associated approval process, such as a Conditional Use). However, the City has not historically monitored licensed restaurant or bar/lounge uses to ensure that the facility is operating within the definitional parameters established in the Land Development Regulations, and thereby supporting the public purposes underlying the City's regulation of land use. The purpose of this interpretation is to establish guidelines for City staff to use in their determination if a facility is operating, or is proposed to operate, as a restaurant or as a bar.

Determination:

Although many bars and lounges sell food and many restaurants serve alcoholic beverages, the "principal business" of each facility defines the specific use under the Code. In other matters the City has determined that a "principal business" generates 51% or more of the revenue associated with a facility. Because the code clearly differentiates between the sale of alcoholic and other beverages, 51% of restaurant sales cannot include alcohol. Further, in the case of a restaurant, we have determined that sale of food (including dessert) must occur at all times the facility is open for business. In the event of a compliance concern, a given facility can be required to demonstrate that these criteria are being met. Although Florida Department of Revenue Sales Tax

Remittance and related documentation may be the best way to demonstrate compliance, other sources may be acceptable to the City and can be examined on a case by case basis.

In summary, the use of a facility as a restaurant can be demonstrated through the following two criteria:

1. The sale of food, desert and non-alcoholic beverages constitutes 51% or more of business; and,
2. The sale of food must occur during the time in which service is being provided to the public.

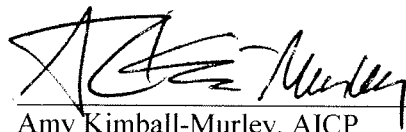
The use of a facility as a lounge or bar can be demonstrated through the following:

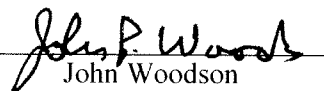
1. The sale of alcoholic beverages constitutes 51% or more of business.

Authority:

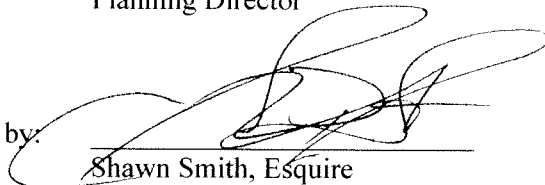
Section 90-301 (b) of the City of Key West Land Development Regulations provides the Planning Director the administrative responsibility to interpret the land development regulations. Section 90-301(a) requires that the Chief Building Official administer the land development regulations. Because the Building Official is also administratively responsible for Code Compliance within the City, this determination has been drafted in conjunction with him and includes his signature as well.

Signed by:


Amy Kimball-Murley, AICP
Planning Director


John Woodson
Building Official

Attested by:


Shawn Smith, Esquire
City Attorney

Application

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



Development Plan & Conditional Use Application

Applications will not be accepted until they are complete

Development Plan

Major

Minor _____

Conditional Use

Historic District

Yes

No _____

Please print or type and call the Planning Department if you have any questions.

- 1) Site Address **201 William Street**
- 2) Name of Applicant **Trepanier & Associates, Inc., on behalf of Waterfront Brewery, LLC.**
- 3) Applicant is: Owner _____ Authorized Representative
(attached Authorization Form must be completed)
- 4) Address of Applicant **402 Appelrouth Lane, P.O. Box 2155, Key West, FL 33045-2155**
- 5) Applicant's Phone #: **(305) 293-8983** Fax: **(305) 293-8748**
- 6) Email Address: **Owen@OwenTrepanier.com**
- 7) Name of Owner, if different than above: **City of Key West**
- 8) Address of Owner: **3132 Flagler Avenue**
- 9) Owner Phone #: **(305) 809-3888** Email: **mfinigan@keywestcity.com**
- 10) Zoning District & RE No. of Parcel: **HRCC-2 RE: 00072082-0004200**
- 11) Is Subject Property located within the Historic District? Yes No _____
If Yes: Date of Approval _____ HARC Approval Number _____
OR: Date of Meeting: **12/12/2011**
- 12) Description of Proposed Development and Use. Please be specific. List existing and proposed buildings and uses, number of dwelling units, parking, restaurant seats, vehicles proposed, etc . If there is more than one use, describe in detail the nature of each use. (Give concise description here and use a separate sheet if necessary)

This application seeks approval for the redevelopment of the old Waterfront Market building into a microbrew pub.





RECEIVED

March 1, 2012

KW Planning Dpt

TREPANIER



& ASSOCIATES INC

LAND USE PLANNING
DEVELOPMENT CONSULTANTS

MEMORANDUM

Date: 03/01/12
To: Ms. Nicole Malo, Planner
From: Owen Trepanier
Re: **Waterfront Market – Major Development Plan Project Analysis**

Background:

This property was part of a larger acquisition and protection action taken by the State of Florida and the City of Key West to acquire the Key West Bight. The area is part of the Caroline Street Corridor Community Redevelopment Area and it is included in the TIF district. The project includes only a portion of the exiting Waterfront Market as depicted on the plans.

The structure was historically a shrimp house but since the City acquired the property it has been used primarily for restaurant, retail, wholesale, manufacturing, distribution, and office.

Request:

This Development Plan Application seeks to renovate a portion of the “Waterfront Market” building as a restaurant and micro-brewery. Improvements will include the façade, parking, landscaping, roofing, interior renovations, reduction of impervious surface and ADA accessibility. The project is proposed in a manner that will allow the continued compatible operation of the property without burdening the land use activities in the immediate vicinity, including community infrastructure, with adverse impacts detrimental to the general public health, safety and welfare.

Process:

Development Review Committee Meeting:
HARC Meeting:
Tree Commission Meeting:
Planning Board Meeting:
City Commission Meeting:

Date:

12/16/2011
12/14/2011
02/13/2012
03/17/2012
To be determined

Analysis – Evaluation for Compliance with the Land Development Regulations

Concurrency Facilities and Other Utilities or Services (Section 108-233)

1. The anticipated public facility impacts of the proposed development:

A concurrency analysis demonstrated all anticipated development impacts to public facilities can be accommodated within current capacities.

2. The ability of existing facilities to accommodate the proposed development at the adopted level of service standards:

A concurrency analysis demonstrated all anticipated development impacts to existing facilities can be accommodated within current capacities and adopted levels of service.

3. Any existing facility deficiencies that will need to be corrected prior to the completion of the proposed development:

There are no existing facility deficiencies that will need to be corrected prior to completion of the proposed development.

4. The facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards and the entities responsible for the design and installation of all required facility improvements or additions:

There are no facility improvements or additions necessary to accommodate the impact of the proposed development at the adopted level of service standards.

5. The date such facility improvements or additions will need to be completed to be:

NA – No improvements required.

Fire Protection (Section 108-233 (8))

Per DRC coordination the Key West Fire Department stated the building meets fire protection requirements and has no objection to the project.

Site Location and Character of Use (Section 108-235):

The project site is located in the HRCC-2 zoning district. HRCC-2 is the Historic Residential Commercial Core. The district is characterized by water-dependant and water related uses: marinas, ferry terminal, restaurants, commercial retail, manufacturing, office, light industrial and residential uses. Restaurants are a permitted use in this zoning district. Based on the surrounding zoning and land uses, the proposed Development Plan is compatible with neighboring properties.

1. Location and screening of mechanical equipment, utility hardware and waste storage areas (Section 108-279):

All new mechanical equipment will be located on the roof of the existing structure and screened per HARC approval in compliance with Section 108-279.

2. Utility lines (Section 108-282):

No new construction is proposed that requires the placement of underground utility lines. Keys Energy has provided a letter of no objection for this property and existing electric lines will be used.

3. Commercial and manufacturing activities conducted in enclosed buildings (Section 108-283):

All commercial-retail and manufacturing activities will take place within the enclosed building. No outdoor storage or display has been applied for or approved.

4. Exterior Lighting (Section 108-284):

Per Section 108-284, all proposed lighting shall be shielded and arranged lighting sources to eliminate glare from roadways and streets and shall direct light away from properties lying outside the district. Shielding of lighting elements shall be accomplished by using directional fixtures or opaque shades. Within the project limits, street lighting shall be installed on all internal and perimeter streets, within parking areas, and along pedestrian walkways as required.

5. Signs (Section 108-285):

Proposed signage is harmonious with the urban design theme of the project, it is aesthetically pleasing and reinforces good principles and practices of streetscape design as demonstrated by the unanimous HARC approval.

6. Pedestrian sidewalks (Section 108-286):

All proposed sidewalks, within the project limits, shall be constructed to link major activity centers and will also link vehicle use areas including parking areas with all principal buildings. The pedestrian circulation system includes marked pedestrian crossings, as required, in order to separate vehicular and pedestrian traffic.

7. Loading docks (Section 108-287):

Loading docks are existing. The plan accommodates proposed changes by the City of Key West. The docks are located at the side/rear of the structure as required by Section 108-287 and are located more than 100 feet from any residentially zoned property and more than 40 feet from any property line adjacent to a nonresidential zoning district.

8. Storage Areas (Section 108-288):

No outdoor storage areas are proposed. Waste and recycling handling will occur within the designated areas on the interior of the restaurant and within the existing shared facility adjacent to the market.

On-Site and Off-Site Parking and Vehicular, Bicycle, and Pedestrian Circulation (Section 108-244):

The proposed development plan satisfies on- and off-site vehicular and bicycle circulation, and parking requirements of Articles IV and VII of Chapter 108. The proposed market currently has 15 parking spaces associated with it. Approximately half of the existing parking spaces are nonconforming with regard to the dimensional requirements of the code. The proposed reconfiguration will retain 15 spaces, all conforming, and allow for 3 additional spaces to be created within the proposed City changes to the loading dock area. This site is located within the Historic Commercial Pedestrian-Oriented Area; no additional parking is required. The large William-Caroline-Margaret Street parking lot is located on the project's parent parcel. The proposed plan also incorporates the City's proposed traffic circle which enhances and encourages bus, taxi, and trolley ridership.

The project accommodates the City's planned redesign of the existing loading zone which allows for increased maneuverability, the creation of three new automobile parking spaces and twenty-one new bike-scooter spaces. Existing bike and scooter parking will remain at the Caroline Street entrance. The plan will result in a net reduction of 57 sq. ft. of floor area.

Housing (Section 108-245):

No housing is proposed as part of this Development Plan.

Economic resources (Section 108-246):

Trepanier & Associates, Inc. contacted the Monroe County Property Appraiser's office to seek assistance in estimating the average ad valorem tax yield from the proposed project however, because several important factors (lease length, approved rights, etc.), have yet to be defined, the appraiser was unable to assist in the estimation of average ad valorem tax yield.

The project is proposed as a single phase and the construction cost is estimated at \$1,500,000. The entire project will be constructed in the City of Key West and the majority of the expenditure will transact within the City.

Special Conditions (Section 108-247):

As mentioned above, the proposed plan accommodates the City's working draft master plan. The proposal complies with the goals, objectives and policies of the comprehensive plan and as demonstrated by the concurrency analysis there are no conflicts with the existing public facilities, such as wastewater treatment and transportation.

The project is located within the Caroline Street Redevelopment Area and complies with the intent of the plan.

The project is adjacent to the Key West Bight. There is no impact on the unincorporated portion of the county. The public access way between the project and Bight will not be adversely impacted as a result of the plan and will remain open to the public. In addition, the plans will open the second story roof deck for restaurant use.

The City's proposed traffic circle in front of this project area will be accommodated by the plan and will encourage and accommodate bus, taxi, trolley and shuttle bus ridership.

The restaurant will be designed with energy saving devices such as green roof technology, insulation standards, water saving devices, built-in recycling areas, and bike-scooter parking.

Coordination with applicable agencies was performed through the DRC process. No coordination with DEP or USACE is required.

Construction Management Plan and Inspection Schedule (Section 108-248):

The proposed development is not phased. The applicant would like to commence construction as soon as possible.

Open Space, Screening, Buffers and Landscaping (Article V and VI) of Chapter 108:

The plans will reduce impervious surface on the site by 1,324 sq. ft. in addition to the creation of a 630 sq. ft. green roof. The landscape plan has been approved by the Tree Commission.

Off-street Parking and Loading (Article VII) of Chapter 108:

As stated above - The proposed development plan satisfies on-and off-site vehicular and bicycle circulation, and parking requirements of Articles IV and VII of Chapter 108.

Stormwater and Surface Water Management (Article VIII):

No changes to the existing stormwater and surface water management other than a modest reduction to impervious surface and the utilization of green-roof technology.

Flood Hazard Areas (Division 4 - Sections 108-821 through 108-927):

The proposed project is located in the AE-VE flood zones¹. The first finished floor elevation of the existing structure is 7.73ft². All FEMA requirements will be met.

Utilities (Article IX):

According to information submitted to the Department, FCAA and Keys Energy Services are able to provide utilities to the site. The proposed development project will use existing utility mains for potable and sewer water as shown in the concurrency management report. Landscaping will consist of native and permitted species as shown on the proposed landscape plan.

Nonconformities (Article II):

Within HRCC-2, land uses within 30ft of mean high water are intended to be water-dependant³, from 30 to 100ft the land uses are intended to be water-related⁴. The Key West Bight Master Plan identified the then existing and proposed land uses of the Waterfront Market Building as retail, deli, bakery, offices, storage, trucking and deliveries. The plan did not identify the manufacturing uses existing in the Waterfront Market, but there has been the historic use as the manufacturing of sailing equipment. The adopted plan anticipated a cafe "with views of the Harbor" on the second floor of the market building.

The existing nonconforming mix of uses is clearly water-related as defined in the Code⁵. The uses identified in the plan as existing and proposed in 1994 are the very same land uses that are existing and proposed today. There is no existing or proposed deviation to the identified land use classifications in the adopted plan. Notwithstanding, the proposed alteration of the relative proportions of the mix of uses within the existing classifications will result in a decrease of both actual and potential intensity⁶ as indicated by the associated site plans and concurrency analysis.

The proposed project is equally or more appropriate to the zoning district as evidenced by the fact that there is no change in the overall land use classifications of the site; the land uses are permitted in the district; the land uses have been demonstrated to be compatible under the adopted Plan; and the proposed project will reduce both actual and potential intensity.

The associated site plans and concurrency analysis demonstrate the proposed mix of uses will not intensify the use of the premises by increasing required parking facilities⁷ or vehicular traffic

¹ Panel 1516K

² According to the Hildebrandt Survey dated 02/27/06

³ Sec. 86-9 "Water-dependent uses means activities which can be carried out only on, in or immediately adjacent to water..."

⁴ Sec. 86-9 "Water-related uses means activities which are not directly dependent upon access to a water body, but which provide goods and...supportive services to persons using a duly permitted marina."

⁵ Water-related uses include accessory uses. Sec. 86-9 "Accessory use means a use that is clearly incidental to the principal use, that is subordinate in area, extent or purpose to the principal use and that contributes to the comfort, convenience or necessity of the principal use..."

⁶ In terms of FAR & trip generation

⁷ The site is located within the Historic Commercial Pedestrian Oriented Area. No increase in parking facilities is required for the proposed renovation and change in the relative proportions of the existing mix of uses.

to the neighborhood⁸. All restaurant preparation and brewery activities shall occur indoors to prevent any increase to noise, dust, fumes, or other environmental hazards. There is an overall reduction in impervious surface which will reduce existing drainage impacts.

⁸ The Concurrency Analysis demonstrates an overall reduction in potential trip generation by an average of 236 daily trips.

03/08/2012

Mr. Donald Craig, AICP, Planning Director
City of Key West
3140 Flagler Avenue
Key West, FL 33040

**Re: 201 William Street (RE No.00072082-0004200)
Major Development Plan Application**



Dear Mr. Craig,

Attached herewith is an application, and the associated fee, for major development plan approval for the redevelopment and adaptive reuse of the historic industrial/ commercial "Waterfront Market" building at the Key West Bight. Waterfront Brewery, LLC proposes to renovate and adapt the Waterfront Market building into restaurant and micro-brewery use. Improvements will be made to the site including parking, landscaping, storm water management, and ADA access. The adaptive reuse is proposed in a manner that will allow the compatible operation of the property without burdening the land use activities in the immediate vicinity, including community infrastructure, with adverse impacts detrimental to the general public health, safety and welfare.

Per application requirements, the attached 24" x 36" scaled plan set includes surveys and site plans showing the existing and proposed conditions, including:

- Existing vegetation;
- Storm water features;
- Adjacent land uses, buildings, and driveways;
- Proposed buildings, setbacks, parking, driveway dimensions and materials, location of utility lines and location of garbage and recycling; and
- Proposed building elevations, drainage plan and landscape plan.

The existing and proposed site data is as follows:

Issue	Permitted/ Required	Existing	Proposed	Compliance
Zoning	HRCC-2	HRCC-2	No Change	Complies
Site Size	5,000 sq. ft.	140,049 sq. ft.	No Change	Complies
FAR	0.5 (70,030 sq. ft.)	0.34 (47,620 sq. ft.)	0.32 (45,938 sq. ft.)	Complies
Open Space within 100ft of MHWL	50% (70,030 sq. ft.)	2.9% (1,170 sq. ft.)	3.28% (1,320 sq. ft.)	Complies*
Open Space	20% (28,012 sq. ft.)	6% (8,435 sq. ft.)	7% (10,388 sq. ft.)	Complies*
Residential Units	5 units	0	0	Complies
Consumption Area	70,030 sq. ft.	1,260 sq. ft.	4,500 sq. ft.	Complies
Impervious Surface	(60%) 84,035 sq. ft.	(94%) 131,624 sq. ft.	(93%) 130,300 sq. ft.	Complies*
Set Backs Front	10'	10'	10'	Complies
Side 1	7.5'	7.5'	7.5'	Complies
Side 2	7.5'	0'	0'	Complies*
Rear	15'	0'	0'	Complies*

* Existing nonconformity

Key Individuals and entities involved in this project are as follows:

Key Individuals and Entities	
Property Owner	City of Key West
Applicant	Waterfront Brewery, LLC
Applicant's Agent	Trepanier & Associates, Inc.
Architect	William P. Horn, P.A.
Landscape Architect	Elizabeth Newland Landscape Architecture, LLC
Surveyor	Fredrick H. Hildebrandt, Engineer Planner Surveyor

Other Project Information required per City's application:

Issue	Applicant Response
Proposed stages or phases of development	Single Phase
Target dates for each phase	Commencement expected immediately following the development approval
Expected date of completion	Steady and continuous progress is proposed and expected with completion by the end of 2012
Proposed development plan for the site	Attached
Planned unit developments	No planned unit development is proposed
Buildings and sitting specifications which shall be utilized to reduce damage potential and to comply with federal flood insurance	All FEMA requirements will be observed
Protection against encroachment together with proposed mitigation measures to be employed within environmentally sensitive areas	No development is proposed within environmentally sensitive areas.

Intergovernmental Coordination:

Agency	Coordination
South Florida Regional Planning Council	Not applicable
City Electric Systems	Per Development Review Committee
State Department of Environmental protection	Not applicable
Army Corps of Engineers	Not applicable
South Florida Water Management District	Not applicable
State department of transportation	Not applicable
State department of community affairs	Per rendering requirements of the MOU
Florida Keys Aqueduct Authority	Per Development Review Committee
State fish and wildlife conservation commission	Not applicable
Monroe County	Not applicable

Verification Form

DEVELOPMENT PLAN AND CONDITIONAL USE APPLICATION
City of Key West Planning Department
604 Simonton Street, Key West, FL 33040
(305) 809-3720



- 12) Has subject Property received any variance(s)? Yes ___ No ___
- 13) Are there any easements, deed restrictions or other encumbrances on the subject property?
Yes ___ No ___ If Yes, describe and attach relevant documents.
- 14) A. For *Conditional Uses and Development Plans*, provide the information requested on the attached

Please note, development plan and conditional use approvals are quasi-judicial hearings and it is improper to speak to a Planning Board member or City Commissioner about the project outside of the hearing.

Verification

I, **Trepanier & Associates, Inc.** (please print), being duly sworn, depose and say

Name of Applicant

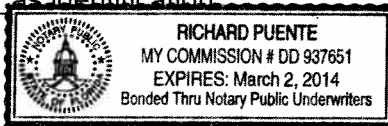
that I am (check one) the owner ___ / owner(s) legal representative X of the property which is the subject matter of this application. All of the answers to the above questions, drawings, plans and any other attached data to this application, are true and correct to the best of my knowledge and belief and that if not true or correct, are grounds for revocation of any action reliant on said information.

for **Trepanier & Associates, Inc.**

Signature of Applicant

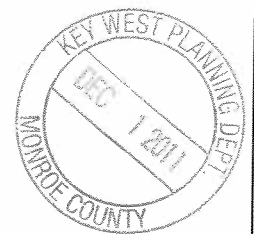
Subscribed and sworn to (or affirmed) before me on Dec 1, 2011 (date) by
_____ (name of affiant, deponent or other signer). He/She is personally known to me or
has presented _____ as identification.

Notary's Signature and Seal



Richard Puente Name of Acknowledger typed, printed or stamped

Notary Title or Rank DD 937651 Commission Number



Authorization Form

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Jim Scholl as
Please Print Name of person with authority to execute documents on behalf of entity

City Manager of City of Key West
Name of office (President, Managing Member) Name of owner from deed

authorize Waterfront Brewery, LLC
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

JScholl
Signature of person with authority to execute documents on behalf on entity owner

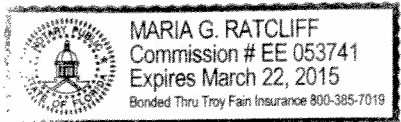
Subscribed and sworn to (or affirmed) before me on this 6th, DEC, 11 by
date

Jim Scholl
Name of Authorized Representative

He/She is personally known to me or has presented _____ as identification.

Maria G. Ratcliff
Notary's Signature and Seal

Maria G. Ratcliff
Name of Acknowledger typed, printed or stamped



4 March 22, 2015
Commission Number, if any

**City of Key West
Planning Department**



Authorization Form
(Where Owner is a Business Entity)

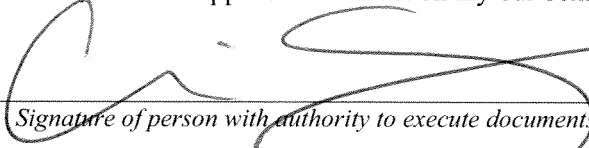
Please complete this form if someone other than the owner is representing the property owner in this matter.

I, Chris Shultz as
Please Print Name of person with authority to execute documents on behalf of entity

Managing Member of Waterfront Brewery, LLC
Name of office (President, Managing Member) *Name of owner from deed*

authorize Trepanier & Associates Inc.
Please Print Name of Representative

to be the representative for this application and act on my/our behalf before the City of Key West.

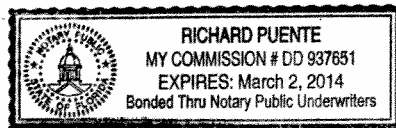

Signature of person with authority to execute documents on behalf of entity owner

Subscribed and sworn to (or affirmed) before me on this Dec 1, 2011 by
date

Agent
Name of Authorized Representative

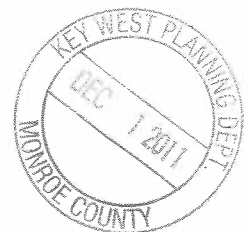
He/She is personally known to me or has presented _____ as identification.


Notary's Signature and Seal



Richard Puente
Name of Acknowledger typed, printed or stamped

DD 937 651
Commission Number, if any



**Electronic Articles of Organization
For
Florida Limited Liability Company**

L11000040225
FILED 8:00 AM
April 04, 2011
Sec. Of State
jbryan

Article I

The name of the Limited Liability Company is:

WATERFRONT BREWERY, LLC

Article II

The street address of the principal office of the Limited Liability Company is:

429 CAROLINE STREET
#2
KEY WEST, FL. US 33040

The mailing address of the Limited Liability Company is:

915 SOUTHARD STREET
#2
KEY WEST, FL. US 33040

Article III

The purpose for which this Limited Liability Company is organized is:

ANY AND ALL LAWFUL BUSINESS.

Article IV

The name and Florida street address of the registered agent is:

CHRISTOPHER SHULTZ
429 CAROLINE STREET
#2
KEY WEST, FL. 33040

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Registered Agent Signature: CHRISTOPHER SHULTZ

Article V

L11000040225
FILED 8:00 AM
April 04, 2011
Sec. Of State
jbryan

The name and address of managing members/managers are:

Title: MGRM
J. TODD MANUEL
915 SOUTHARD ST., #2
KEY WEST, FL. 33040 US

Title: MGRM
CHRISTOPHER SHULTZ
1025 ROBERTS LANE
KEY WEST, FL. 33040 US

Article VI

The effective date for this Limited Liability Company shall be:

04/04/2011

Signature of member or an authorized representative of a member

Electronic Signature: JAMES A. BYRNE

I am the member or authorized representative submitting these Articles of Organization and affirm that the facts stated herein are true. I am aware that false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S. I understand the requirement to file an annual report between January 1st and May 1st in the calendar year following formation of the LLC and every year thereafter to maintain "active" status.

**Community Redevelopment Plan,
Finding of Necessity, 2009.
Excerpts**

SECTION I – KEY WEST BIGHT AREA



Top Photograph: Loading Dock, Key West Bight area (Source: City of Key West, 2009);
Bottom Photograph: Infrastructure, Key West Bight area (Source: City of Key West, 2009)

HARC Staff Report

7

Major Development Plan -Renovate building into a restaurant and brewery. New loading dock, new entries and stairs. Second floor rooftop dining area. Non historic building - **#201 William Street- William Horn/ City of Key West Marilyn Wilbarger (H11-01-1519)**

The building located on #201 William Street is not listed in the surveys. According to the 1962 Sanborn map the site where the building stands today was vacant. In the Property Appraiser's records the year of construction of the two story cbs structure was 1970. The proposed plans include renovations of the structure in order to reuse it as a restaurant and brewery. Two new entryways are proposed in the plans, both to give access to the rooftop, where a dining area and a bar are proposed. The plans also include site modifications, including a new loading dock, relocation of air conditioning equipment and new design of the existing main entrance. As a proposed major development plan in the historic district the property a public notice was posted on November 30th, 2011, at least 14 days prior to the HARC meeting.

One of the proposed entrances, facing west, will be a screen wall, semicircular in footprint, will glass that will contain a staircase to access the rooftop. The staircases will be covered with a combination of flat and shed roofs covered with metal v-crimp panels. The semicircular wall will have metal frames that will support glass panels. Some of the glass panels will have etched art work depicting the Bight's history. On the east side of the building a new steel staircase, parallel to the façade, will give also access to the rooftop. The existing entrance, facing the parking lot, will be renovated; new roofs and railings will give access to the building's first floor.

A new dining terrace with a bar and a small performance area is proposed on the roof deck. On the north and west side of the rooftop a strip of green garden is proposed. Three feet six inches height cable railings are proposed for security purposes. These railings will be setback from the edge of the building. The proposed performance area will be located on the east side of the roof. Three acoustic panels will be attached to the north wall and acoustic louvers are proposed at the new landing area or the new staircase. A canvas awning supported with a metal frame is proposed over a new bar. The proposed awning will extend two feet over the actual roof and up to 34' from the ground. Concrete tiles will be the finish material for the floor. A turf play area is also proposed on the roof deck. All air conditioning equipment will be relocated on the rood and screened with a proposed with 4' high aluminum louvered panels.

New parking and loading areas is proposed on the east side of the building. A new fenestration is proposed on the east façade to accommodate a galvanized overhead coiling door for service purposes. A flat roof will be covering this new proposed service area.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38):

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*
- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

The structure is located in the HRCC2 zoning district which has the following zoning restrictions;

Front yard- 10 feet
Side yard- 5 feet
Back yard- 15 feet
Maximum height- 35 feet

The new design, as proposed, will not require setback variances.

Section 102-6 of the LDR's, Other regulations applicable to all development proposal, states that;

Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- (3) *Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting;*

- 7 Major Development Plan -Revisions to previously approved plans, alternate 1 minor revision to rooftop performance area (relocate to work with neighbor) and color scheme - **#201 William Street- William Horn/ City of Key West Marilyn Wilbarger (H12-01-49)**

On December 14, 2011 the Commission approved a Certificate of Appropriateness for a Major Development Plan for renovations to #201 William Street in order to reuse part of the building as a brewery and restaurant. The Commission requested on that meeting that they wanted to review a new color scheme as well as proposed signage. During that meeting the applicant mentioned that a modification to the rooftop performance area was in the works after he met with a neighbor. This staff report is for the review of the proposed changes to the rooftop performance area as well as the new color scheme for the building.

The building located on #201 William Street is not listed in the surveys. According to the 1962 Sanborn map the site where the building stands today was vacant. In the Property Appraiser's records the year of construction of the two story cbs structure was 1970.

The proposed change on the rooftop includes a new location of the performing area. This new area will consist of a new structure that will have acoustic wall panels. A new roof is proposed between the new stage and the existing building.

The plans also include a new color scheme. The main color is blue with degradations of tones. The applicant selected a color that will complement the existing murals located on the south and west side of the building. The applicant included in his submittal photos of the original mural that was painted in the west wall dated 1993. A sample of a yellow stripe canvas proposed for the rooftop was also provided.

Guidelines that should be reviewed for this application;

Additions; alterations and new construction (pages 36-38a);

- (1) *A structure shall not be altered and/or expanded in such a manner that its essential character defining features are disguised or concealed.*
- (2) *Additions and alterations may be reviewed more liberally on non-contributing buildings, which lack architectural distinction.*
- (3) *Addition design should be compatible with the characteristics of the original structure, neighboring buildings and streetscapes.*

- (4) *Additions should be constructed with a scale, height and mass that is appropriate to the original building and its neighbors.*
- (5) *Additions should be attached to less publicly visible secondary elevations of an historic structure.*
- (6) *Additions should not alter the balance and symmetry of an historic structure.*
- (7) *No existing structure shall be enlarged so that its proportions are out of scale with its surroundings.*

The structure is located in the HRCC2 zoning district which has the following zoning restrictions;

Front yard- 10 feet
Side yard- 5 feet
Back yard- 15 feet
Maximum height- 35 feet

The new design, as proposed, will not require setback variances.

Section 102-6 of the LDR's, other regulations applicable to all development proposals, states that;

Development activities shall include precautions necessary to prevent the following adverse impacts to historic or archaeological sites of significance:

- (3) *Introduction of visible, audible, or atmospheric elements that are out of character with the property or significantly alter its setting;*

It is staff's opinion that the original submitted plans included architectural elements that will mitigate and reduce possible noise from the proposed performance area. Acoustic elements will surround the area from the side as well as at the roof level. Moreover the applicant is proposing a sound system that will allow each table to have a speaker. This alternate design will also be in compliance with the guidelines.

It is staff understanding that the proposed color scheme is in keeping with the character of the building and surrounding urban context and will harmonize with the two existing murals. The use of degradation of blue tones will lower the mass and scale of the east side wall, which is almost a solid one with few fenestrations. As a Major Development Plan this project will require Planning Board and City Commission review and approvals. The Planning Board will be reviewing specific criteria codified in the Land Development Regulations.

8 Major Development Plan- Installation of three wall signs - #201 William Street - William Horn/ City of Key West Marilyn Wilbarger (H12-01-50)

This staff report is for the review of a Certificate of Appropriateness for a request to install three wall signs. The signs copy will be *Waterfront Brewery Key West*. On December 14, 2011 the Commission approved a Certificate of Appropriateness for a Major Development Plan for renovations to #201 William Street in order to reuse part of the building as a brewery and restaurant. The Commission requested on that meeting that they wanted to review, among other things, the proposed signage.

The building located on #201 William Street is not listed in the surveys. According to the 1962 Sanborn map the site where the building stands today was vacant. In the Property Appraiser's records the year of construction of the two story cbs structure was 1970. The building is located on a corner lot.

One of the proposed signs will be located on the south façade, where the old main entrance to the market used to be. This sign will be free standing brushed stainless steel letters, 12" tall, set on an arch way with an oval translucent panel with 10" tall applied stainless steel letters with copy *Key West*. This sign will be illuminated with back floor flood lights.

A second sign will be located on the new proposed entrance facing William Street. The 12" tall free standing brushed stainless steel letter will be attached to a new proposed curved wall. The letters will be back light with LED lights, creating a halo effect. Under the *Waterfront Brewery* letters an oval translucent panel with 10" tall applied stainless steel letters with copy *Key West*.

A third sign will be located in east side wall. This wall sign will be a brush aluminum panel with 12" tall cut out letters with copy *Waterfront Brewery*. The back of the sign will be lighted with a continuous LED strip light.

Staff understands that the following guidelines can be applied when reviewing this application;

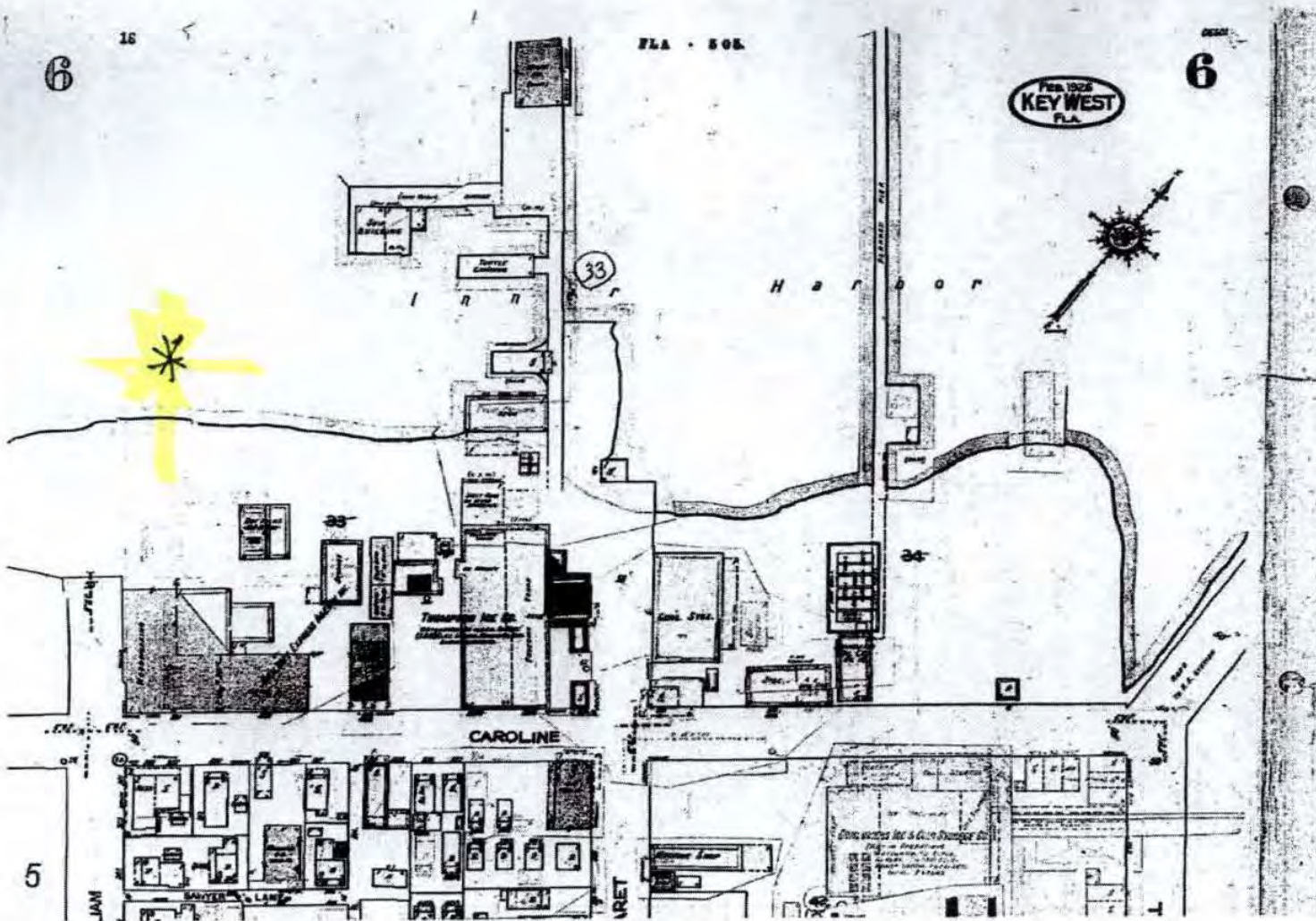
Banners, flags, signage and lighting (pages 49-51);

(2) Flat and façade signs shall be restricted to ten percent of the front building façade or less and shall not project more than four inches from the façade of the building.

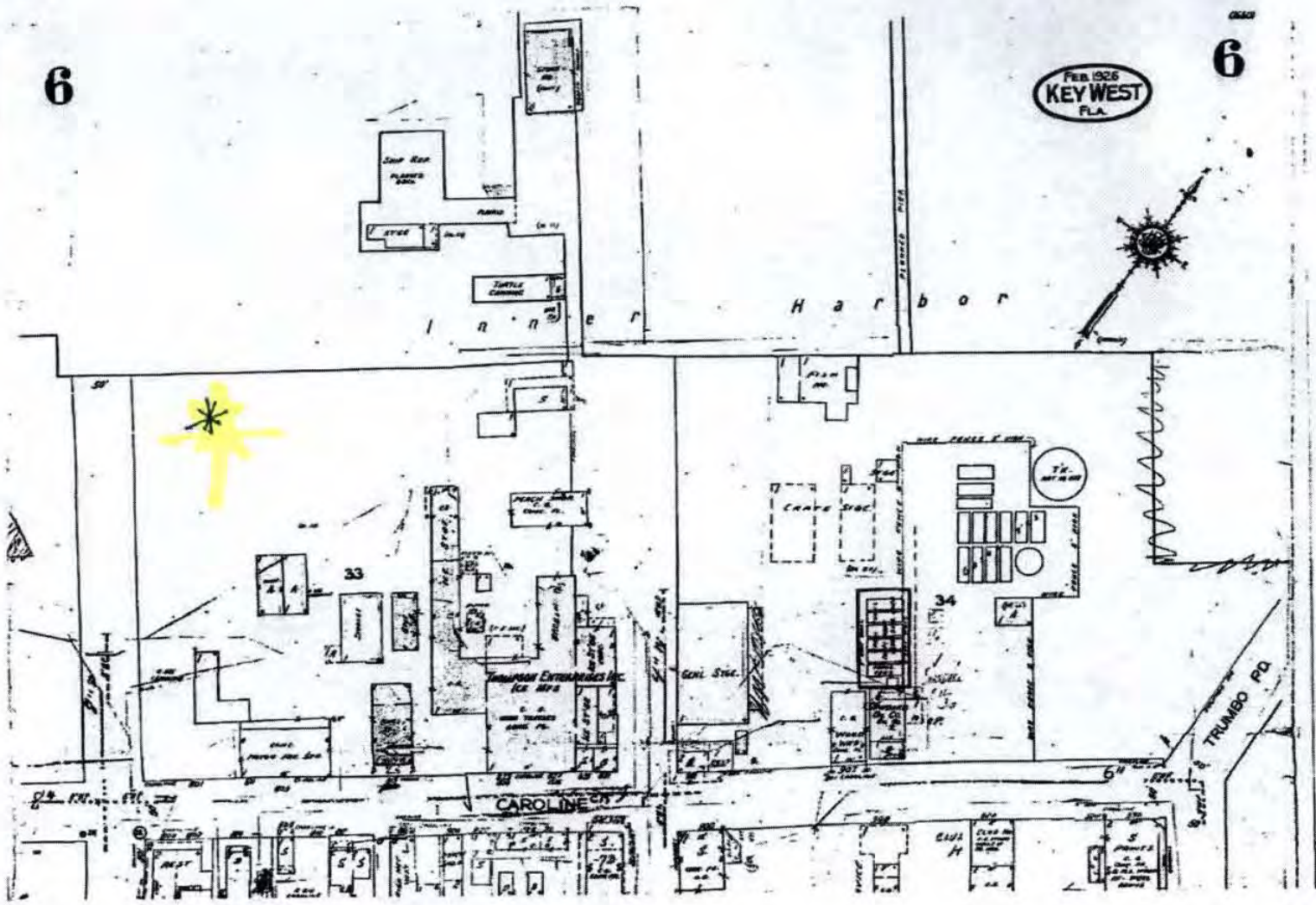
(6) A business shall not have more than two permitted signs, a primary and a secondary sign, unless located on a corner, in which each case three signs are allowed, provided that all other sign guidelines for historical zones are met.

It is staff's opinion that the proposed signs design is consistent with the guidelines and the LDR. The proposed signs will be detached from the walls no more than 4". This design proposes 3 signs which is the maximum number allowed in the historic district as per the guidelines and the LDR's. Staff understands that the use of new technology LED lighting systems will not detract from the urban character the bight possesses.

Sanborn Maps



#201 William Street Waterfront market Sanborn map 1948 Copy



#201 William Street Waterfront Market Sanborn map 1962

DRC Member Comments and Minutes

Minutes of the Development Review Committee of the City of Key West December 16, 2011

DRAFT

Page 1 of 3

Call Meeting To Order

Don Craig, City Planning Department Director, called the City of Key West Development Review Committee (DRC) Meeting of December 16, 2011 to order at **10:04 am** at Old City Hall, in the antechamber at 510 Greene Street, Key West.

Pledge of Allegiance to the Flag

Roll Call

DRC Member or Designated Staff	DRC Representative	Present	Absent
ADA Coordinator	Diane Nicklaus	x	
Building Official	John Woodson/John Cruz		x
Community Housing	Omar Garcia		x
Department of Transportation	Myra Wittenberg/Carolyn Haia		X
Fire Chief	Alan Averette	X	
Florida Keys Aqueduct Authority	Ed Nicolle/Jolynn Reynolds		X
General Services/Engineering Director	Elizabeth Ignoffo	X	
HARC Planner	Enid Torregrosa	X	
Keys Energy	Matthew Alfonso/Dale Finigan		X
Landscaping Coordinator	Karen DeMaria	X	
Planning Director	Don Craig	X	
Police Chief	Steve Torrence		X
Public Works	Greg Veliz		X

Also present:

Agency / Department	Name	Present	Absent
Planning Department	Ashley Monnier		
Planning Department	Brendon Cunningham	X	
Planning Department	Nicole Malo	X	
Planning Department/Recording Secretary	Jo Bennett	X	

7 Major Development Plan - 201 William Street (00072082-004200) - A Major Development Plan for addition of outdoor commercial activity at the Waterfront Market in the HRCC-2 zoning district per Section 108-91A(2)c of the Land Development Regulations of the Code of Ordinances of the City of Key West, Florida

Staff Report:

Nicole Malo presented the project, which is for a major development at the old Waterfront Market building. Ms. Malo stated the proposal is for a micro brewery, restaurant, and bar which has already been reviewed and approved by HARC. Ms. Malo requested the applicant to provide a summary of the proposed removal and addition of any floor area. Ms. Malo also requested that the applicant include demolition plans. Ms. Malo stated she spoke with the FEMA Coordinator who has supplied a letter stating he saw no issue with this plan. Ms. Malo concluded that she has already coordinated with the project planners concerning Section 108 needing to be addressed and written statements are needed.

Applicant:

Bill Horn along with Chris Schultz presented a PowerPoint presentation for the project. Mr. Horn stated that there will some changes to the roof top area to accommodate a request

**Minutes of the Development Review Committee of the City of Key West
December 16, 2011**

DRAFT

Page 2 of 3

from Pritam Singh to move the potential of any noise away from the direction of his proposed new project location. Mr. Horn and Marilyn Wilbarger remained available to respond to any questions.

DRC Member Comments:

Engineering – Ms. Ignoffo requested parking plans, stating that the head-on parking needs to be addressed. Ms. Ignoffo stated that the Fire Zone Access needs to be maintained. Ms. Ignoffo mentioned the access way to the Public Restrooms needs to be maintained. Ms. Ignoffo also mentioned that the transformer pads need to be screened if at all possible. Ms. Wilbarger responded that the Keys Energy transformers will need to remain but potentially landscape around them.

Landscaping - Ms. DeMaria reviewed the vegetation currently on the site. Ms. DeMaria stated that the Thatch palms will need a permit to be removed or relocated. All other landscaping does not need permits.

HARC – Ms. Torregrosa stated that the correct HARC number and correct HARC application date needs to be corrected on the application. Mr. Torregrosa stated that she will be supplying a HARC letter of approval to be included in the package going forward.

ADA – Ms. Nicklaus stated she would withhold ADA review until such time as permitting plan review takes place. Ms. Nicklaus inquired concerning additional ADA baths to accommodate future expansion and different hours of operation for the main building and the roof top may impact access to the ADA restrooms.

Fire – Mr. Averette stated that the sprinkler system satisfies his concerns and that he only other concern is with the turn-a-round which is not part of this project.

Planning - Mr. Craig asked the applicant to clarify the interaction of the two restaurant areas including hours of operation, kitchen use and ADA access. Mr. Craig also requested clarity of the number of seats in each area of the establishment. Mr. Craig inquired concerning the use and hours of the upper restaurant. Mr. Craig stated that the apparent small size of the kitchen could lead people to question the intended use (bar or restaurant). Mr. Craig stated that the applicant should address future expansion and different hours of operation for the main building and the roof top may impact access to the ADA restrooms.

Mr. Craig read the following comments from Marnie Walterson of Florida Keys Aqueduct Authority and from Matthew Alfonso of Keys Energy submitted into the record:

Florida Keys Aqueduct Authority – *"This site is presently being served by multiple FKAA Location #s. There is an 8" water main located on William Street. A complete set of plans will be required for review to determine meter requirements and any System Development Charges."*

Keys Energy – *"Customer will need to submit project review form. Keys will need to verify existing electrical facilities."*

There were no additional Committee member comments for the record.

Public Comments:

There were no public comments.

Adjournment

Actions/Motions:



THE CITY OF KEY WEST

Post Office Box 1409 Key West, FL 33041-1409 (305) 809-3700

MEMORANDUM

To: Nicole Malo, Development Review Planner

From: Paul Williams, Urban Forestry Manager *PW*

Date: February 22, 2012

Reference: Waterfront Brewery Landscape Plan

Nicole,

After review of the proposed landscape plan, research on the history of the property and a filed inspection of the current condition of the site, it is my recommendation that the plan meets the requirements of the City Code as it relates to Landscaping and Tree Protection.

As the subject building and surrounding property are owned by the City, the overall property should be considered as on parcel and have one master landscape plan for parking areas, sidewalks, buildings, open space and waterfront.

The proposed landscape plan for the Waterfront Brewery should be considered as a part of the master plan and not be subject to the full extent of Chapter 108 of the City Code.

Therefore, no landscape waivers are required in my opinion and I recommend approval of the proposed plan submitted by the Landscape Architect, Elizabeth Newland.



CITY OF KEY WEST

TREE PERMIT

Permit# 5927 Date Issued 02/16/2012

Address 201 William Street

This it to certify that Waterfront Brewery or Liz Newland

has permission to Remove (1) Thatch palm. Replace with (1) native palm of choice, 4' minimum, FL #1, to be planted on site. Replacements shall be planted in the six months from the approval date as described here in. All plants shall be planted according to current 'Best Management Practices'. Call landscape office for tree replacement inspection.

as per application approved 02/13/2012

The person accepting this permit shall conform to the terms of the application on file in the office of the Tree Commission of Key West. All work shall conform to the requirements of the Code of Ordinances of the City of Key West, Chapter 110-Article VI. Tree Protection.

This Tree Permit is effective for 6 months from the date issued.

IMPORTANT NOTICE

This card must be posted in a location clearly visible from the street and in a protected covering.

APPROVED BY 
Niels Weise-Chairperson

City of Key West
Tree Commission
PO Box 1409
Key West, FL 33040
Phone: (305)809-3764



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

December 22, 2011

Arch. William Horn
915 Eaton Street
Key West, Florida 33040

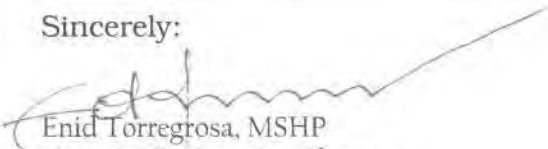
**RE: MAJOR DEVELOPMENT PLAN-RENOVATE BUILDING INTO A RESTAURANT AND BREWERY. NEW LOADING DOCK, NEW ENTRIES AND STAIRS. SECOND FLOOR ROOFTOP DINING AREA. NON HISTORIC BUILDING
FOR: #201 WILLIAM STREET - HARC APPLICATION # H11-01-1519
KEY WEST HISTORIC DISTRICT**

Dear Architect Horn:

This letter is to notify you that the Key West Historic Architecture Review Commission **approved** the proposed design and the first reading for the above mentioned project on the public hearing held on Wednesday, December 14, 2011. The Commissioners motioned to approve your application based on the submitted plans and your presentation. During the meeting the Commission requested that the proposed new color scheme and new signage should be presented to them in a future. Please be advised that any changes to the approved plans will require a 14 day period for public notice on site prior to a meeting.

You may now apply for the necessary permits and approvals. Should you have any questions, please do not hesitate to contact me at your convenience. On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

Cc. Marilyn Wilbarger - Senior Property Manager



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

January 26, 2012

Arch. William P. Horn
#915 Eaton Street
Key West, Florida 33040

**RE: MAJOR DEVELOPMENT PLAN INSTALLATION OF THREE
SIGNS WATERFRONT BREWERY KEY WEST
FOR: #201 WILLIAM STREET - HARC APPLICATION # H12-01-50
KEY WEST HISTORIC DISTRICT**

Dear Architect Horn:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** your request the above mentioned project on the public hearing held on Wednesday, January 25, 2012. The Commissioners motioned to approve your application based on the submitted documents and your presentation.

You may now apply for the necessary permits and approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:

A handwritten signature in black ink, appearing to read "Enid Torregrosa", is written over a horizontal line.

Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

cc. Marilyn Wilbarger- Senior Property Manager



City Of Key West
Planning Department
3140 Flagler Avenue
Key West, Florida 33040

January 26, 2012

Arch. William P. Horn
#915 Eaton Street
Key West, Florida 33040

RE: MAJOR DEVELOPMENT PLAN REVISIONS TO PREVIOUSLY APPROVED PLANS, ALTERNATE 1 MINOR REVISION TO ROOFTOP PERFORMANCE AREA (RELOCATE TO WORK WITH NEIGHBOR) AND COLOR SCHEME FOR: #201 WILLIAM STREET - HARC APPLICATION # H12-01-49 KEY WEST HISTORIC DISTRICT


Dear Architect Horn:

This letter is to notify you that the Key West Historic Architectural Review Commission **approved** your request for the above mentioned project on the public hearing held on Wednesday, January 25, 2012. The Commissioners motioned to approve your application based on the submitted documents and your presentation.

You may now apply for the necessary permits and approvals. Should you have any questions, please do not hesitate to contact me at your convenience.

On behalf of the Historic Architectural Review Commission of our City, thank you for your interest in the preservation of Key West's historic heritage.

Sincerely:


Enid Torregrosa, MSHP
Historic Preservation Planner
City of Key West
3140 Flagler Avenue
Key West, Florida 33040

305.809.3973

etorregr@keywestcity.com

cc. Marilyn Wilbarger- Senior Property Manager

From: Scott Fraser
Sent: Thursday, December 15, 2011 4:42 PM
To: Nicole Malo
Subject: 201 William St.

Follow Up Flag: Follow up
Flag Status: Red

Attachments: sub_improvement_brochure_2011-08-11.pdf
Nicole,

Regarding the major development proposal for 201 William St.

Substantial Improvement floodplain requirements are triggered when proposed improvements (cumulative during the past five years) equal 50% or more of a building's value.

Currently, the Property Appraiser's Office values this structure at \$4,256,193. Therefore, absent a new appraisal, the 50% threshold would be \$2,128,097.

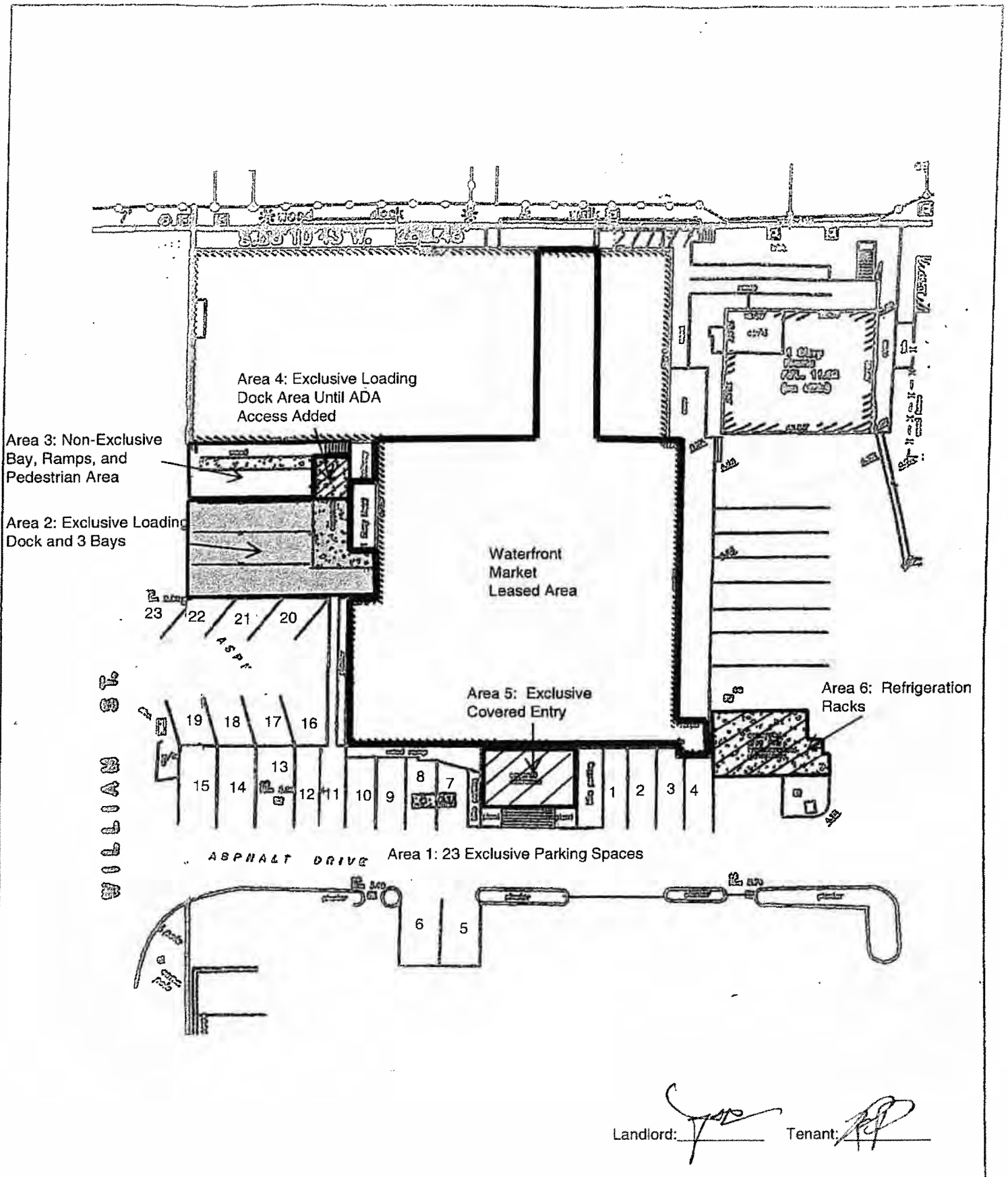
Attached, you'll find a quick reference brochure outlining what is and isn't taken into consideration when calculating the value of improvements for a Substantial Improvement determination.

A much more detailed reference can be found online at FEMA.gov Publication No. "P-758" *Substantial Improvement/Substantial Damage Desk Reference*

[<http://www.fema.gov/library/viewRecord.do?fromSearch=fromsearch&id=4160>]

Scott

Scott Fraser
FEMA Coordinator/Floodplain Administrator
305-809-3810 o.
305-923-4964 c.
sfraser@keywestcity.com



No.	Date	Revised

Sheet Description:
 Exhibit A1:
 Parking and Loading
 Dock Areas

Project:
**WATERFRONT
 MARKET**

**CITY OF KEY WEST
 KEY WEST BIGHT**
 23 East Quay Road, Key West, Florida 33040
 (305) 203-3792 Fax: (305) 203-6439

Date: 6-21-07
 Designed: _____
 Drawn: _____
 Scale: 1" = 40'
 Sheet No. 1 of 1

**Relevant Code Excerpts -
Chapter 26, Article IV
Sound Control**

Sec. 26-191. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Commercial district means the HRO, HRCC-1, HRCC-2, HRCC-3, HNC-1, HNC-2, HCT, HPS (Mallory Square only), CL, CG, CT and A zoning districts.

Decibel means a measure of a unit of sound pressure. Sound waves having the same decibel level "sound" louder or softer to the human ear depending upon the frequency of the sound wave in cycles per second (i.e., whether the pitch of the sound is high or low). Thus, an A-weighted filter, constructed in accordance with the specifications of the American National Standards Institute, which automatically takes account of the varying effect on the human ear of different pitches shall be used on any sound level measurements required by this article. Accordingly, all measurements are expressed in dBA to reflect the use of this A-weighted filter.

Disturbing noise means an uninvited or disruptive level of noise that is unreasonably loud or that is raucous and jarring, due to volume, character, or duration, and that causes an actual interference with a person's ability to enjoy peacefully his residence or place of business.

Property boundary means the imaginary line along the surface, and its vertical plane extension, which separates the real property owned, rented, or leased by one person from that owned, rented, or leased by another person.

Public right-of-way means any street, avenue, boulevard, lane, highway, sidewalk, alley, or similar place normally accessible to the public which is owned or controlled by a governmental entity or which has been dedicated to use or access for the benefit of the public or adjacent property owners.

Unreasonable noise means: (1) Any noise in or emanating from a commercial district which equals or exceeds a measured sound level of 75 dBA (maximum permitted sound level in decibels) collectively for more than 30 seconds of any measurement period which shall not be less than five minutes. (Code 1986, § 55.01)

Sec. 26-192. - Prohibition against unreasonable noise.

No person shall make, continue, or cause to be made any unreasonable noise or disturbing noise. (Code 1986, § 55.02(a))

Sec. 26-193. - Exceptions. The prohibitions contained in this article shall not apply to the following:

(5) *Public events.* Sound levels from public events and celebrations sponsored by the city or approved by resolution of the city commission, but only during the hours designated by the resolution.

(10) *Industrial equipment.* Noise levels for industrial equipment, including but not limited to air conditioners, generators, and pool pumps, must be set to reasonable industry standards for properly maintained equipment. (Code 1986, § 55.03)

Sec. 26-194. - Citation procedure.

(a) Except as provided in subsection (e) of this section, all citations for violations issued under this article shall be based on a complaint to the city. The complainant shall be identified by name and address, the sound source shall be identified, and the investigating officer shall verify all information provided by the complainant. The investigating officer shall provide the complainant with a copy of the complaint form which may serve as a record of complaints relating to a property.

(b) A decibel meter shall be used for a complaint of unreasonable noise made at or within 100 feet of the property line of the sound source. The decibel reading shall be made at the location of the complaint. The investigating officer shall issue a citation for unreasonable noise, unless in his judgment a warning is sufficient to cease the violation. There shall be no more than a total of one warning per offending person or establishment.

(c) A complaint of disturbing noise may be made when the location of the complaint is beyond 100 feet of the property line of a commercial property sound source. Additionally, a complaint of disturbing noise may be made when the location of the complaint is a residential property and the location of the sound source is a residential property or a commercial property that was a residential property as of September 1, 2000, at any distance from each other. A decibel meter measurement is not required to determine disturbing noise. The investigating officer shall issue a citation if the complainant suffers disturbing noise within the boundaries of his property. The investigating officer may issue a warning if in his judgment a warning is sufficient to cease the violation. There shall be no more than a total of one warning per offending person or establishment.

(d) If a complaint arises of unreasonable noise emanating from a multistory structure, the determination of whether such sound constitutes unreasonable noise shall be made from a story height equal to that of the sound source or from the nearest accessible point on the ground floor.

(e) Upon the authorization of the city manager, the city may act as the complainant of unreasonable noise when a commercial establishment from which alleged unreasonable noise is emanating holds an entertainment license pursuant to division 2 of article II of [chapter 18](#). A code enforcement officer shall conduct the decibel reading at any point beyond the property line of the sound source. In addition to its being subject to citation

for unreasonable noise, the establishment shall also be subject to the further penalties set forth in division 2 of article II of [chapter 18](#)

(f) Citations issued for unreasonable noise or disturbing noise under this article shall be of a content-neutral character.

(g) Either a police officer or a code enforcement officer may issue a citation to an offender under this article.

(h) Notwithstanding the provisions of paragraphs (b) and (c) above, a complaint of disturbing noise may be made at any distance from a commercial or residential property when the location of the sound source is a public right-of-way. The investigating officer shall issue a citation if the complainant suffers disturbing noise within the boundaries of his or her property. The investigating officer may issue a warning if in his or her judgment a warning is sufficient to cease the violation. There shall be no more than a total of one warning issued during any 12-month period.

(Code 1986, §§ 55.02(b)—(g), 55.07(b); Ord. No. 10-21, § 1, 10-5-2010)

Sec. 26-195. - Liability; citizen suit.

(a) *Liability.* The maker or creator of unreasonable noise or disturbing noise and the operator and/or owner of the premises that are its sound source shall each be subject to liability for violations of this article. If prosecuted jointly, each shall be jointly and severally liable for any fines imposed pursuant to this article. The sponsor of a special event shall not be liable for unreasonable noise or disturbing noise unless conditions placed upon the sponsor in the special event permit are violated.

(b) *Citizen suit.* In addition to any other remedy available to the city, including code enforcement, the city or any other adversely affected party may enforce the terms of this article in law or equity. Any citizen of the city may seek injunctive relief and damages in a court of competent jurisdiction to prevent a violation of this article. No section of this article shall be interpreted to prevent any person from commencing a civil action on his own behalf against any person who is alleged to be in violation of any section of this article. Attorney's fees and costs incurred in an action to enforce this article may be awarded to a substantially prevailing party in the discretion of the court.

(c) *Mediation services.* Upon request of parties to a residential noise dispute, the city manager shall provide mediation services.

Property Appraiser Information

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 8818602 Parcel ID: 00072082-004200

Ownership Details

Mailing Address:

CITY OF KEY WEST
 PO BOX 1409
 KEY WEST, FL 33041-1409

Property Details

PC Code: 12 - STORE/OFF/RES OR COMBINATION

Millage Group: 12KW

Affordable Housing: No

Section-Township-Range: 31-67-25

Property Location: 201 WILLIAM ST KEY WEST

Legal Description: KW PT LOT 2 SQR 10 (WATERFRONT BUILDING) G42-467/68 OR427-17/18 OR572-126E OR656-645/46 OR1424-992/99(LG)

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Land Details

Land Use Code	Frontage	Depth	Land Area
10WA - COMM WATERFRONT ACRE	180	348	25,140.00 SF

Building Summary

Number of Buildings: 1

Number of Commercial Buildings: 1

Total Living Area: 27610

Year Built: 1970

Building 1 Details

Building Type

Effective Age 17

Year Built 1970

Functional Obs 0

Condition A

Perimeter 666

Special Arch 0

Economic Obs 0

Quality Grade 400

Depreciation % 23

Grnd Floor Area 27,610

Inclusions:

Roof Type

Heat 1

Heat Src 1

Roof Cover

Heat 2

Heat Src 2

Foundation

Bedrooms 0

Extra Features:

2 Fix Bath 0

3 Fix Bath 0

4 Fix Bath 0

5 Fix Bath 0

6 Fix Bath 0

Vacuum 0

Garbage Disposal 0

Compactor 0

Security 0

Intercom 0

7 Fix Bath 0
 Extra Fix 48

Fireplaces 0
 Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>OPX</u>		1	1992					60
2	<u>FLA</u>		2	1992					3,972
3	<u>OPF</u>		1	1992					135
4	<u>OPU</u>		1	1992					189
5	<u>FLA</u>		1	1992					7,316
6	<u>FLA</u>		2	1992					5,200
7	<u>FLA</u>		2	1992					1,880
8	<u>FLA</u>		1	1992					2,585
9	<u>FLA</u>		1	1992					2,850
10	<u>FLA</u>		3	1992					3,807
11	<u>CLP</u>		1	1992					570
12	<u>SBF</u>		1	1992					135
13	<u>ULP</u>		1	1992					1,703
14	<u>ULP</u>		1	1992					384
15	<u>OPU</u>		1	1994					2,418

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	16454	1 STY STORE-B	100	Y	Y
	16455	OFF BLDG-1 STY-B	100	Y	Y
	16456	1 STY STORE-B	100	Y	Y
	16457	1 STY STORE-B	100	Y	Y
	16458	1 STY STORE-B	100	Y	Y
	16459	1 STY STORE-B	100	Y	Y
	16460	1 STY STORE-B	100	Y	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
5672	C.B.S.	100

Appraiser Notes

6/12/04 THIS PARCEL WAS PREVIOUSLY ASSESSED WITH B.O'S FISH WAGON AND A PORTION OF THE CITY PARKING LOT. FOR THE 2004 TAX ROLL THIS PARCEL WILL ONLY BE FOR THE WATERFRONT BUILDING AND THE LAND WHICH IT SITS ON. LEASES ON WATERFRONT BUILDING : REEF RELIEF ELENA JONES STUDIO THE SAND DOLLAR KEY WEST ICE CREAM FACTORY GESLIN SAILS AND CANVAS WATERFRONT MARKET KEY WEST PROPERTIES ATM MACHINE/TIB BANK SCHOONER/APPLEDORE KEY WEST PACKET LINES/WOLF OFFICE SUNSET WATERSPORTS FORMERLY PART OF RE 68

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
54	07-5328	12/12/2007	03/15/2011	4,575	Commercial	REMOVE ALL NON-STRUCTURAL WALL AND CEILING COVERING
	080000544	03/04/2008	03/15/2011	500	Commercial	2 NEW PROPANE TANKS WITH APPROVED SLAB
54	10-00000003	12/12/2009	03/15/2011	9,780	Commercial	TEMPORARY TENTS FOR SAILBOAT RACES
	10-00000140	01/15/2010	03/15/2011	2,000	Commercial	INSTALL TEMPORARY ELECTRIC HOOKUP FOR TWO OFFICE TRAILERS, MAIN EVENT TENT, AND VENDOR TENTS
48	03-3939	01/15/2004	12/02/2004	800	Commercial	INSTALL ROOFING
47	02-3453	01/08/2003	12/02/2004	2,000	Commercial	TEMP.TENT-30 DAYS
46	02-1630	07/01/2002	11/07/2002	3,800	Commercial	TRACK LIGHTING
45	02-1630	06/21/2002	11/07/2002	1,800	Commercial	INTERIOR RENOVATIONS
44	02-1154	05/10/2002	11/07/2002	1,000	Commercial	INSTALL HVAV EQUIP.
43	02-0844	04/30/2002	11/07/2002	1,000	Commercial	FINISH HOOD WK.
42	02-0626	03/21/2002	11/07/2002	4,000	Commercial	INSTALL TEMP.ELEC
41	02-0347	02/13/2002	11/07/2002	200	Commercial	SECURITY SYSTEM
40	02-0089	01/15/2002	11/07/2002	1,500	Commercial	EXHAUST FAN
39	01-4043	12/28/2001	11/07/2002	3,500	Commercial	INSTALL 1(2.5) TON A/C
38	01-4037	12/21/2001	11/07/2002	1,500	Commercial	AWNING LIGHT
37	0103368	10/12/2001	11/07/2002	1,000	Commercial	WALL REPAIRS
35	0101607	09/13/2001	11/29/2001	20,000	Commercial	AWNINGS
36	0102759	10/01/2001	11/29/2001	12,000	Commercial	INTERIOR REMODELING
34	0001563	06/08/2000	07/12/2000	1,800	Commercial	CHANGEOUT AC
33	0001022	04/27/2000	07/12/2000	1	Commercial	ELECTRICAL FOR PUMPOUTS
32	0001022	04/26/2000	07/12/2000	1	Commercial	INSTALL 40 BOAT PUMPOUTS
31	0000772	03/27/2000	07/12/2000	460	Commercial	ELECTRICAL
30	0000140	01/14/2000	07/12/2000	2,500	Commercial	ELECTRICAL
29	9901125	01/10/2000	07/12/2000	5,000	Commercial	ELECTRICAL
28	9800118	04/14/1998	07/02/1998	55,000	Commercial	FIRE SYSTEM
27	9704266	12/19/1997	12/31/1998	101,363	Commercial	INTERIOR RENOVATIONS
26	9704086	12/01/1997	12/01/1997	25,000	Commercial	16 REEFERS
25	9702539	12/01/1997	12/01/1997	144,540	Commercial	NEW FIRE SYSTEM
24	9703768	12/01/1997	12/01/1997	2,700	Commercial	NEW FENCE
23	9703758	11/01/1997	12/01/1997	9,000	Commercial	ELECTRICAL
22	9703067	09/01/1997	12/01/1997	4,200	Commercial	REPLACE A/C SYSTEM
21	9703304	09/01/1997	12/01/1997	1,850	Commercial	MECHANICAL
20	9703290	09/01/1997	12/01/1997	1,100	Commercial	ELECTRICAL

19	9703220	09/01/1997	12/01/1997	3,254	Commercial	ROOF
18	9702913	08/01/1997	12/01/1997	4,000	Commercial	HOOD & FANS
17	9702754	08/01/1997	12/01/1997	2,500	Commercial	REMODEL TICKET BOOTH
16	9702837	08/01/1997	12/01/1997	2,500	Commercial	STAGE
15	9702724	08/01/1997	12/01/1997	7,600	Commercial	ROOF
14	9701720	05/01/1997	12/01/1997	1,000	Commercial	ELECTRICAL
13	9701286	04/01/1997	12/01/1997	1,400	Commercial	PLUMBING
12	9701282	04/01/1997	12/01/1997	1,425	Commercial	PLUMBING
11	9701110	04/01/1997	12/01/1997	8,000	Commercial	ELECTRIC
10	9700366	02/01/1997	12/01/1997	67,943	Commercial	PLUMBING
9	9700348	02/01/1997	12/01/1997	20,000	Commercial	PLUMBING
3	9601197	03/01/1996	12/01/1996	20,000	Commercial	RENOVATIONS
8	9603488	08/01/1996	12/01/1996	4,300	Commercial	PLUMBING
7	9602367	06/01/1996	12/01/1996	5,400	Commercial	ROOF
6	9602375	06/01/1996	12/01/1996	300,000	Commercial	PLUMBING
5	9602374	06/01/1996	12/01/1996	600,000	Commercial	ELECTRIC
4	9602359	06/01/1996	12/01/1996	2,700,000	Commercial	RENOVATIONS
2	B953750	11/01/1995	12/01/1995	4,000	Commercial	INSTALL DRYWALL,DROP CEIL
1	B952970	09/01/1995	12/01/1995	45,000	Commercial	EXCAVATE/REPLCE FUEL LINE
50	05-0105	01/13/2005	12/31/2005	800	Commercial	TEMPORY SERVICE & LIGHTS
49	04-0938	03/26/2004	12/02/2004	7,000	Commercial	MURAL LIGHTS
52	06-0141	01/11/2006	03/15/2011	2,000	Commercial	INSTALL TEMPOARY SERVICE & LIGHTS
51	05-4676	11/02/2005	12/31/2005	499	Commercial	HURRICANE WILMA DAMAGE MAINTENANCEOF ROOF
53	06-6826	12/29/2006	03/15/2011	2,000	Commercial	INSTALL TEMP.,200AMP AND LIGHTS FOR RACR WEEL AT B.O. CHUCK WAGON

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	4,256,193	0	1,670,905	5,927,098	5,927,098	0	5,927,098
2010	4,256,193	0	1,682,205	5,938,398	5,938,398	0	5,938,398
2009	4,466,375	0	2,137,704	6,604,079	6,604,079	0	6,604,079
2008	4,466,375	0	4,022,400	8,488,775	8,488,775	0	8,488,775
2007	3,074,922	0	4,022,400	7,097,322	7,097,322	0	7,097,322
2006	3,147,273	0	4,022,400	7,169,673	7,169,673	0	7,169,673
2005	3,147,273	0	3,771,000	6,918,273	6,918,273	0	6,918,273
2004	2,447,882	0	2,815,680	5,263,562	5,263,562	0	5,263,562
2003	2,913,324	75,886	4,305,000	7,294,210	7,294,210	1,750,610	5,543,600
2002	2,913,296	78,830	3,042,200	6,034,326	6,034,326	1,448,238	4,586,088
2001	2,913,296	82,111	3,042,200	6,037,607	6,037,607	1,449,026	4,588,581
2000	2,132,902	47,989	1,836,800	4,017,691	4,017,691	964,246	3,053,445
1999	2,131,308	49,834	1,469,440	3,650,582	3,650,582	876,140	2,774,442
1998	1,156,201	51,432	1,469,440	2,677,073	2,677,073	642,497	2,034,576
1997	1,156,201	53,274	1,377,600	2,587,075	2,587,075	620,898	1,966,177
1996	1,051,092	29,738	1,377,600	2,458,430	2,458,430	688,360	1,770,070

1995	1,038,554	5,265	1,377,600	2,421,419	2,421,419	677,997	1,743,422
1994	1,043,245	5,392	1,377,600	2,426,237	2,426,237	679,346	1,746,891
1993	1,043,245	5,415	1,377,600	2,426,260	2,426,260	0	2,426,260

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and understanding.

There are no sales to display for this parcel.

This page has been visited 19,376 times.

Monroe County Property Appraiser
Karl D. Borglum
P.O. Box 1176
Key West, FL 33041-1176

Karl D. Borglum
Property Appraiser
Monroe County, Florida

office (305) 292-3420
 fax (305) 292-3501
 Website tested on Internet Explorer

----- GIS Mapping requires Adobe Flash 10.3 or higher. -----

Property Record View

Alternate Key: 1000698 Parcel ID: 00000680-000000

Ownership Details

Mailing Address:
 CITY OF KEY WEST
 P O BOX 1409
 KEY WEST, FL 33041

Property Details

PC Code: 89 - MUNICIPAL OTHER THAN (PC/LIST)
Millage Group: 12KW
Affordable
Housing: No
Section-
Township- 31-67-25
Range:
Property
Location: 800 BLK CAROLINE ST KEY WEST
Legal KW LOT 1 & 2 SQR 10 (A/K/A PUBLIC PARKING LOT WITHIN KEY WEST BIGHT) G8-316 G56-22/23 OR15-444/445 OR439-421/425
Description: OR655-395/403 OR846-2478/2479 OR889-1910/1911E OR902-283/296 OR902-877/890 OR1015-99/115 OR1068-52/62 OR1068-65/75
 OR1173-1082/1101OR466-865/6 (LEASE) OR1240-1020/8P/R OR1240-1029/36 OR1240-1037/46 OR1240-1029/36 OR1240-1037/46
 OR1240-1047/63Q/C OR1240-1109/33ASSN OR1240-1134/54ASSUM OR1240-1155/62 OR1424-992/99

Show Parcel Map - Must have Adobe Flash Player 10.3 or higher

Exemptions

Exemption	Amount
15 - MUNICIPAL LANDS	5,392,983.00

Land Details

Land Use Code	Frontage	Depth	Land Area
100E - COMMERCIAL EXEMPT	0	0	95,360.00 SF

Building Summary

Number of Buildings: 1
Number of Commercial Buildings: 1
Total Living Area: 1588
Year Built: 1998

Building 1 Details

Building Type	Condition E	Quality Grade 400
Effective Age 10	Perimeter 172	Depreciation % 13
Year Built 1998	Special Arch 0	Grnd Floor Area 1,588

Functional Obs 0

Economic Obs 0

Inclusions:

Roof Type
Heat 1
Heat Src 1

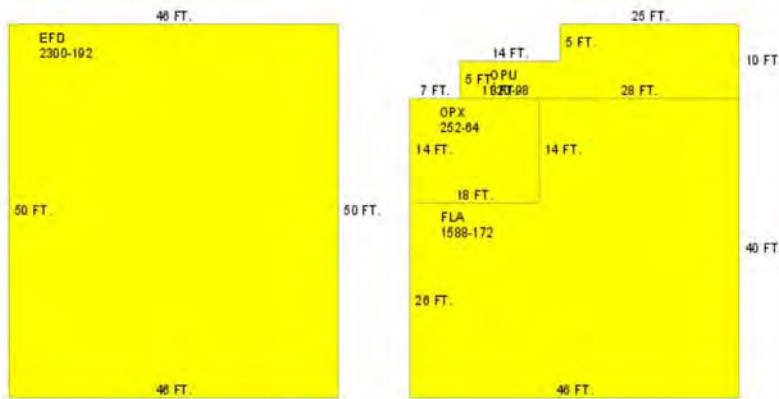
Roof Cover
Heat 2
Heat Src 2

Foundation
Bedrooms 0

Extra Features:

2 Fix Bath 0
3 Fix Bath 0
4 Fix Bath 0
5 Fix Bath 0
6 Fix Bath 0
7 Fix Bath 0
Extra Fix 32

Vacuum 0
Garbage Disposal 0
Compactor 0
Security 0
Intercom 0
Fireplaces 0
Dishwasher 0



Sections:

Nbr	Type	Ext Wall	# Stories	Year Built	Attic	A/C	Basement %	Finished Basement %	Area
1	<u>EFD</u>		1	1998					2,300
2	<u>FLA</u>		1	1998					1,588
3	<u>OPX</u>		1	1998					252
4	<u>OPU</u>		1	1998					320

Interior Finish:

Section Nbr	Interior Finish Nbr	Type	Area %	Sprinkler	A/C
	307	TOURIST ATTRAC-A-	100	N	Y

Exterior Wall:

Interior Finish Nbr	Type	Area %
107	C.B.S.	100

Misc Improvement Details

Nbr	Type	# Units	Length	Width	Year Built	Roll Year	Grade	Life
2	SW2:SEAWALL	1,920 SF	240	8	1984	1985	4	60

3	AP2:ASPHALT PAVING	3,124 SF	0	0	1994	1995	2	25
4	PT3:PATIO	2,490 SF	0	0	1973	1974	2	50
5	AP2:ASPHALT PAVING	2,592 SF	0	0	1968	1969	2	25
6	CL2:CH LINK FENCE	1,092 SF	0	0	1968	1969	1	30
7	TK2:TIKI	20 SF	4	5	1992	1993	1	40
8	PT3:PATIO	825 SF	0	0	1994	1995	2	50
9	AP2:ASPHALT PAVING	20,399 SF	0	0	1994	1995	2	25
10	UB2:UTILITY BLDG	40 SF	0	0	1994	1995	1	50
11	TK2:TIKI	128 SF	0	0	1994	1995	1	40
12	TK2:TIKI	30 SF	0	0	1994	1995	1	40
13	UB3:LC UTIL BLDG	32 SF	0	0	1994	1995	1	30
14	RW2:RETAINING WALL	488 SF	0	0	1991	1992	3	50
15	PT3:PATIO	841 SF	0	0	1991	1992	2	50
16	FN2:FENCES	610 SF	0	0	1991	1992	2	30
17	PT3:PATIO	420 SF	0	0	1968	1969	2	50
18	AP2:ASPHALT PAVING	4,250 SF	0	0	1968	1969	2	25
19	CC2:COM CANOPY	600 SF	60	10	1984	1985	2	40
20	AP2:ASPHALT PAVING	16,172 SF	0	0	1994	1995	2	25
21	AP2:ASPHALT PAVING	970 SF	0	0	1995	1996	2	25

Appraiser Notes

6/12/04 FOR THE 2004 TAX ROLL THIS PARCEL WILL NOW BE FOR ALL THE PUBLIC AREA WITHIN THE 800 BLK OF CAROLINE ST (WITHIN THE KEY WEST BIGHT) WILL ALSO INCLUDE THE PUBLIC RESTROOMS AND PUBLIC WALKWAYS AND PARKING LOT. LG

Building Permits

Bldg	Number	Date Issued	Date Completed	Amount	Description	Notes
11	07-5018	12/11/2007		396,350	Commercial	ELECTRICAL PERMIT WIRE NEW CONSTRUCTION PER PLANS 100 AMP, 20 CIRCUITS SUB PANEL, PLUMBING PERMIT INSTALL 1050 GREASE TRAP, TWO FRENCH DRAINS, ROOFING PERMIT INSTALL 1136 SF OF 5 V-CRIMP METAL ROOFING, BUILDING PERMIT BUILD TRASH COMPACTOR ENCLOSURE, FENCE PERMIT INSTALL TEMP CONST. FENCE, REVISED DRAWINGS FOUNDATION SPREAD FOOTERS
12	08-0178	01/24/2008		8,500	Commercial	REPAIR SERVICE ENTRANCE CONDUIT & WIRE AT POINT OF BREAK
	09-0683	04/01/2009		1,500	Commercial	RELOCATE 2 1/2 LINE 4 SPRINKLER'S HEADS
	09-0193	02/05/2009		125,000	Commercial	REMOVE INTERIOR WALLS TO EXPAND EXISTING LEASE SPACE, ADD ADA COMPLAINT SIDEWALK
	09-0974	04/07/2009		340,000	Commercial	REPLACE NINETY PILES, 4000 SF OF DECKING, 45 SETS OF DIAGONAL WOOD CROSS BRACING
	08-1377	04/29/2008		220,000	Commercial	ROOFING
	08-0950	04/17/2008		3,500	Commercial	REMOVE AND REPLACE 4 EXISTING WINDOWS
	08-0657	03/10/2008		12,000	Commercial	REMOVE AND REPLACE EXISTING WINDOWS AND DOORS
	08-1380	04/29/2008		15,000	Commercial	ROOFING
	08-0970	04/02/2008		1,000	Commercial	NEW LIGHT REPLACEMENT
	10-490	02/17/2010	04/12/2010	4,410	Commercial	INSTALLATION OF EXTERIOR LIGHTS
11	09-00003874	11/12/2009		5,000	Commercial	REPLACE 7 25 KW TRANSFORMERS
3	02-3039	11/14/2002	07/21/2003	1,105	Commercial	REPAIRE THE PARCH ROOF
5	03/3939	01/27/2004	12/31/2004	13,800	Commercial	PAVERS
4	03-1653	05/09/2003	07/21/2003	6,435	Commercial	REDIRECT WATERLINES
2	02-2715	10/07/2002	07/21/2003	1	Commercial	ELEC FOR TANKS

1	97-2571	07/01/1991	08/01/1997	500	Commercial	4X4 FOUNDATION
7	06-5065	09/13/2006	11/07/2006	1,000	Commercial	REMOVE/REPLACE ONE W/C,LAV,FAUCET FOR ADA BATHROOM
6	06-4372	08/23/2006	11/07/2006	18,000	Commercial	ADD A ADA BATHROOM FOR 201 WILLIAM ST
10	07-0334	01/30/2007	01/30/2007	1,500	Commercial	REARRANGE 3 SPRINKLER HEADS
8	06-6799	01/30/2007	06/21/2007	18,000	Commercial	INSTALL 600SQ FT OF SHEET ROCK,400SQ1 FT OF TILE,PAINT INTEIOR
9	06-6800	01/30/2007	06/21/2007	5,000	Commercial	INSTALL 10 LIGHTS & 12 PLUGS COMPUTER JACKS

Parcel Value History

Certified Roll Values.

[View Taxes for this Parcel.](#)

Roll Year	Total Bldg Value	Total Misc Improvement Value	Total Land Value	Total Just (Market) Value	Total Assessed Value	School Exempt Value	School Taxable Value
2011	309,687	133,926	4,955,668	5,399,281	5,399,281	5,399,281	0
2010	316,725	135,610	13,350,400	13,802,735	10,991,125	13,802,735	0
2009	323,764	141,704	9,526,464	9,991,932	9,991,932	9,991,932	0
2008	323,764	148,178	10,584,960	11,056,902	11,056,902	11,056,902	0
2007	239,740	125,404	10,584,960	10,950,104	10,950,104	10,950,104	0
2006	239,740	119,740	13,827,200	14,186,680	14,186,680	14,186,680	0
2005	244,841	124,854	13,350,400	13,720,095	13,720,095	13,720,095	0
2004	249,930	129,501	9,536,000	9,915,431	9,915,431	9,915,431	0
2003	0	60,092	826,500	886,592	886,592	407,832	478,760
2002	0	61,938	584,060	645,998	645,998	297,159	348,839
2001	0	62,984	584,060	647,044	647,044	297,640	349,404
2000	0	19,821	352,640	372,461	372,461	171,332	201,129
1999	0	20,413	352,640	373,053	373,053	171,604	201,449
1998	0	20,778	282,112	302,890	302,890	139,329	163,561
1997	0	21,371	264,480	285,851	285,851	131,491	154,360
1996	0	21,964	264,480	286,444	286,444	131,764	154,680
1995	0	18,892	264,480	283,372	283,372	130,351	153,021
1994	0	19,348	264,480	283,828	283,828	130,560	153,268
1993	0	19,803	264,480	284,283	284,283	0	284,283
1992	1,520,663	222,469	3,383,064	5,126,196	5,126,196	0	5,126,196
1991	1,520,663	228,222	3,383,064	5,131,949	5,131,949	0	5,131,949
1990	1,520,747	235,052	3,383,064	5,138,863	5,138,863	0	5,138,863
1989	1,520,747	240,279	4,228,830	5,989,856	5,989,856	0	5,989,856
1988	1,399,725	382,732	3,710,460	5,492,917	5,492,917	0	5,492,917
1987	1,362,997	390,224	2,132,087	3,885,308	3,885,308	0	3,885,308
1986	1,367,229	399,441	2,132,087	3,898,757	3,898,757	0	3,898,757
1985	1,323,783	410,470	1,654,632	3,388,885	3,388,885	0	3,388,885
1984	1,277,078	417,203	1,654,632	3,348,913	3,348,913	0	3,348,913
1983	1,275,852	475,447	1,068,898	2,820,197	2,820,197	0	2,820,197
1982	345,796	85,400	642,195	1,073,391	1,073,391	0	1,073,391

Parcel Sales History

NOTE: Sales do not generally show up in our computer system until about two to three months after the date of sale. If a recent sale does not show up in this list, please allow more time for the sale record to be processed. Thank you for your patience and

Public Notices
(radius map & mailing list)

Public Meeting Notice

The Key West Planning Board will hold a public hearing at 6:00 p.m., May 31, 2012 at Old City Hall, 510 Greene Street, Key West, Florida, (Behind Sloppy Joe's Bar). The purpose of the hearing will be to consider a request for:

Major Development Plan - 201 William Street (RE# 00072082-004200) - A request for the addition of outdoor commercial activity for a new restaurant in the HRCC-2 zoning district per Section 108-91A(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

If you wish to see the application or have any questions, you may visit the Planning Department during regular office hours at 3140 Flagler Avenue call 809-3720 or visit our website at www.keywestcity.com.

YOU ARE WITHIN 300 FEET OF THE SUBJECT PROPERTY

The City of Key West Planning Board will be holding a Public Hearing:

Request: Major Development Plan - 201 William Street (RE# 00072082-004200) - A request for the addition of outdoor commercial activity for a new restaurant in the HRCC-2 zoning district per Section 108-91A(2)c. of the Land Development Regulations of the Code of Ordinances of the City of Key West.

Applicant:	Trepanier & Associates, Inc. on behalf of Waterfront Brewery, LLC.	Owner:	City of Key West
Project Location:	201 William	Date of Hearing:	Thursday, May 31, 2012
Time of Hearing:	6:00 PM	Location of Hearing:	Old City Hall, 510 Greene City Commission Chambers

Interested parties may appear at the public hearing(s) and be heard with respect to the applications. Packets can be viewed online at www.keywestcity.com. Click on City Board & Committee Agendas. A copy of the corresponding application is available from the City of Key West Planning Department located at 3140 Flagler Avenue, Key West, Florida, Monday through Friday between the hours of 8:00 am and 5:00 pm.

Please provide written comments to the Planning Department, PO Box 1409, Key West, FL 33041-1409 , by FAX (305) 809-3978 or by email to Carlene Smith at cesmith@keywestcity.com .

Pursuant to Section 286.0105, Florida Statutes, if a person decides to appeal any decision made by the Planning Commission or the City Commission with respect to any matter considered at such hearing or meeting, one will need a record of the proceedings and for such purpose that person may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based.

ADA Assistance: It is the policy of the City of Key West to comply with all requirements of the Americans with Disabilities Act (ADA). Please call the TTY number at 305-809-1000 or the ADA Coordinator at 305-809-3951 at least five business days in advance for sign language interpreters, assistive listening devices, or materials in accessible format.

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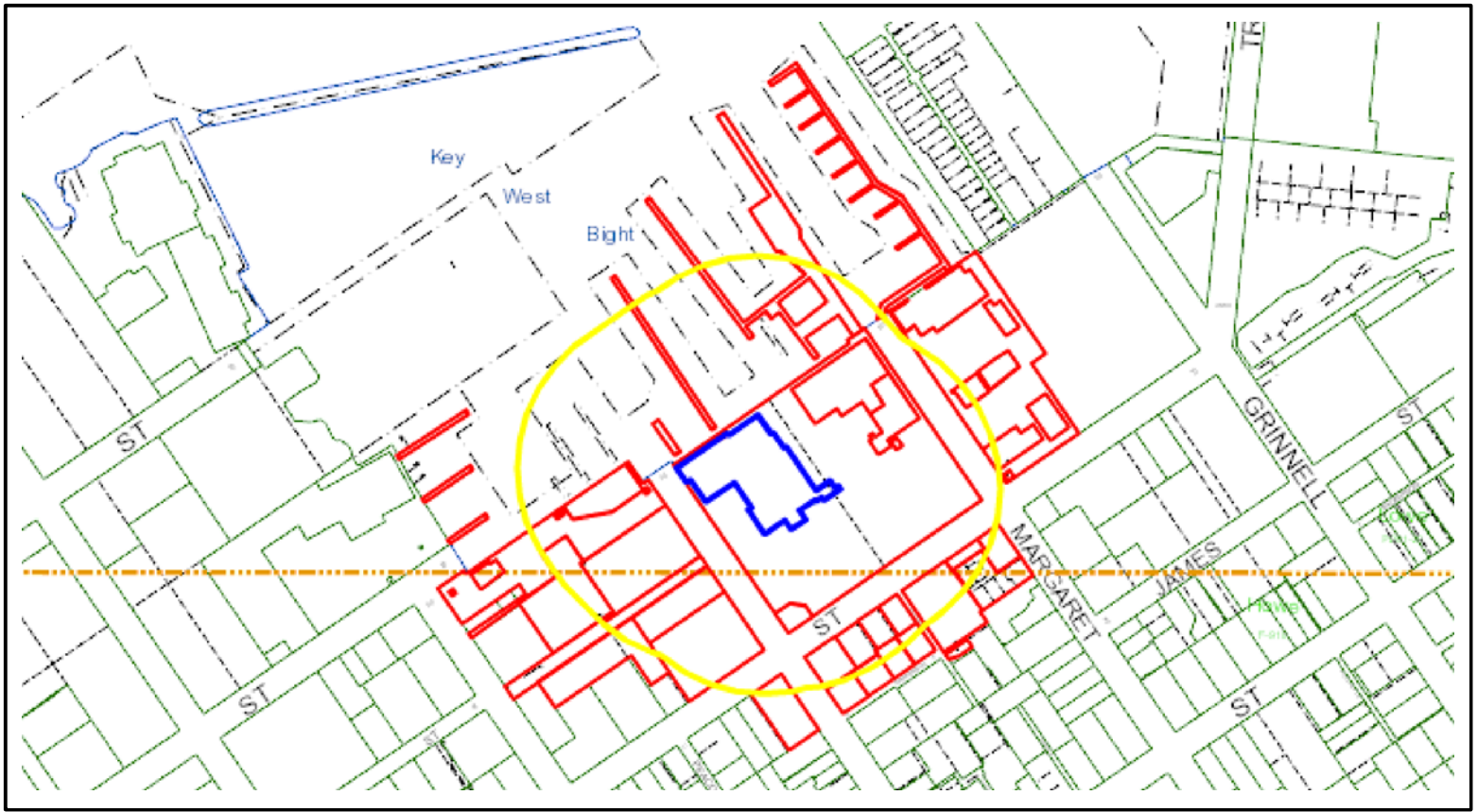
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Monroe County, Florida
201 William

Printed: May 17, 2012

DISCLAIMER: The Monroe County Property Appraiser's office maintains data on property within the County solely for the purpose of fulfilling its responsibility to secure a just valuation for ad valorem tax purposes of all property within the County. The Monroe County Property Appraiser's office cannot guarantee its accuracy for any other purpose. Likewise, data provided regarding one tax year may not be applicable in prior or subsequent years. By requesting such data, you hereby understand and agree that the data is intended for ad valorem tax purposes only and should not be relied on for any other purpose.



NAME	ADDRESS	UNIT	CITY	STATE	ZIP	COUNTRY
1 830 CAROLINE LLC	830 CAROLINE ST		KEY WEST	FL	33040	
2 CATES LINDA MARIE	309 WILLIAM ST		KEY WEST	FL	33040	
3 GARRIDO HUMBERTO J AND OFELIA E	818 CAROLINE ST		KEY WEST	FL	33040	
4 DISDIER JAMES L AND KAREN L	PO BOX 6521		KEY WEST	FL	33041-6521	
5 M AND I REGIONAL PROPERTIES LLC	309 WHITEHEAD ST		KEY WEST	FL	33040	
6 MCCALL SUSAN 1993 TR	22431 GILMORE ST		WEST HILLS	CA	91307	
7 DOE BRIAN D AND JULIE C	47 W SHORE RD		WINDHAM	NH	03087-2115	
8 ALDEN PAULETTE BATES	4900 WASHBURN AVE S		MINNEAPOLIS	MN	55410-1814	
9 MIKE LORI A	22431 GILMORE ST		WEST HILLS	CA	91307	
10 OLOUGHLIN KEVIN F AND DIANE	308 MARGARET ST	UNIT 3	KEY WEST	FL	33040	
11 GALLETTA PROPERTY GROUP LLC	3266 PACETTI RD		SAINT AUGUSTIN	FL	32092-0486	
12 CIARDI MARGARET F TRUST 2006 11/17/2006	815 SAWYERS LN		KEY WEST	FL	33040-6901	
13 DAJULD1 LLC	1340 POTOMAC SCHOOL RD		MC LEAN	VA	22101	
14 HECK RONALD K	908-1 TERRY LN		KEY WEST	FL	33040-7333	
15 ANDERSON JACK K AND LILIANE	PO BOX 1944		KEY WEST	FL	33041-1944	
16 MILLER ALLEN K REVOCABLE LIVING TRUST	806 CAROLINE ST		KEY WEST	FL	33040-6643	
17 CONKLE WILLIAM H JR ESTATE	823 EATON ST		KEY WEST	FL	33040	
18 RED DOOR GALLERY INC	812 CAROLINE ST		KEY WEST	FL	33040-6643	
19 GILBERTSON DAVID L	17 ARNOLD PL		NEW BEDFORD	MA	02740-3634	
20 CLARKE KALO & PEDERSON KIM (H/W)	29 FRONT ST #2		MARBLEHEAD	MA	01945	